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**CHECKLIST & TABLE OF CONTENTS**

**APPLICANT:** Montgomery County

**NAME OF SUSTAINABLE COMMUNITY:** Montgomery County

**Please review the checklist of attachments and furnish all of the attachments that are applicable. Contents of the notebook should be tabbed and organized as follows:**

- TAB #1 Applicant Information**
- TAB #2 Sustainable Community Baseline Information - In addition to hard copies of the project location map, a detailed listing of parcels (i.e. Parcel ID Numbers) that form the project boundary should be included. Maps should also be submitted in electronic GIS form (shape file). If you have additional comments or questions, please contact Brad Wolters, Senior GIS Specialist, DHCD, wolters@mdhousing.org.**
- TAB #3 Local Capacity to Implement Plans & Projects: Attach Sustainable Communities Workgroup roster noted in Section III**
- TAB #4 Sustainable Community Plan**
- TAB #5 Progress Measures**
- TAB #6 Local Support Resolution**
- TAB #7 Signed Sustainable Community Application Disclosure Authorization and Certification**

**All documents on this checklist are mandatory.  
Failure to provide the requested document will automatically deny your application.**



## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

Through this section, applicants will demonstrate that trends and conditions in homeownership, property values, employment, commercial and residential vacancy, community facilities and infrastructure, natural resources, the local business and residential districts show a need for new or continued revitalization reinvestment. Demographic data and trends provided by Applicants should support the choice of the proposed Sustainable Community Area boundary and help form a basis for needs and opportunities to be addressed through the initiatives and projects described in the Sustainable Community Action Plan (Section IV).

POINTS IN THIS SECTION WILL BE AWARDED BASED ON THE SC AREA'S NEED FOR REINVESTMENT AS EVIDENCED BY THOROUGH DESCRIPTIONS OF CURRENT CONDITIONS OR TRENDS (and will not be based upon current or planned revitalization activities which will be covered in Section IV).

### **A. Proposed Sustainable Community Area (s):**

**County:** Montgomery

**Name of Sustainable Community:** Montgomery County

**Include boundary descriptions and a map of the Sustainable Community. In addition to hard copies of the of the project location map, a detailed listing of parcels (i.e. Parcel ID Numbers) that form the project boundary should be included. If possible, maps should also be submitted in electronic GIS form (shape file). If you have additional comments or questions, please contact Brad Wolters, Senior GIS Specialist, DHCD, [Wolters@MdHousing.org](mailto:Wolters@MdHousing.org)**

Montgomery County is Maryland's most populous jurisdiction with 971,777 residents. The County planned for this growth with comprehensive land use planning such as the General Plan originally adopted in 1964 and most recently updated in 1993. The County concentrated development along the major transportation corridors. Today, the County is prioritizing higher density near the transit centers each with unique development opportunities reflecting the community and the neighborhoods. The Montgomery County Sustainable Community Area is approximately 1/3 of the County and includes the Takoma/Langley/Crossroads Sector Plan area in Prince George's County. The application was collaboratively prepared and as encouraged by the Maryland Department of Housing and Community Development it breaks down traditional silos and exemplifies partnership between agencies and political jurisdictions. The boundary is the Priority Funding Area boundary contiguous area extending north on Interstate 270, MD Route 97 and MD Route 29 and the Olney, and Laytonsville Priority Funding Area and the corporate limits of Barnesville with the exception of the following municipalities who have declined participation in the program: Chevy Chase; Chevy Chase, Section 3; Chevy Chase, Section 5; Chevy Chase View; Garrett Park; North Chevy Chase; Poolesville; Somerset and Washington Grove. Mr. Wolters, MD DHCD working with Matt Greene County DHCA has prepared a shape file confirming SC boundary and the designated parcels.

**II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

Approximate number of acres within the SC Area: 185 sq. miles

Existing federal, state or local designations (check all that apply):

- Community Legacy Area
- Designated Neighborhood
- Main Street
- Maple Street
- Local Historic District
- National Register Historic District
- A & E District
- State Enterprise Zone Special Taxing District
- BRAC
- State Designated TOD
- Other(s): SBA HUB (Rockville), CSAFE, Smart Site, Priority Place

## II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

### **Prior Revitalization Investments & Smart Growth:**

**(a) List and describe any significant State and local smart growth or revitalization related program investments (for instance, Community Legacy or SC Rehab Tax Credit) that have been invested in the Area since the launching of Maryland's Smart Growth initiative and programs in 1997 (including Housing investment). What impact have these investments made in the community? (Answer Space 4,000 characters)**

Over the past fifteen years, we have made significant investment across the County. Montgomery County Government is a nationally recognized success story for Smart Growth. The success is a result of good land-use planning, public participation, strategic public investment, public/private partnership and strong commitment to sustainable development. Montgomery County and municipalities are concentrating higher density mixed-use development near transportation hubs, providing office, retail and housing. This approach has preserved approximately one-third of the County's land mass as agricultural.

Over this period of time, Montgomery County and its municipalities have invested local tax dollars improving infrastructure, enhancing transportation options, developing housing and investing in our business community.

Some of the state programs that assisted in our businesses, non-profits, County and municipal progress are:

1. Community Legacy
2. Weatherization
3. Section 1602 Tax Credit Exchange Program
4. Multifamily Bond Program (MBP)
5. New Issue Bond Program (NIBP) – Multifamily
6. Multifamily Energy Efficiency and Housing Affordability (MEEHA) Program
7. Federal Low Income Tax Credit Program (LIHTC)
8. Maryland Housing Rehabilitation Program – Multifamily (MHRP-MF)
9. Be SMART Multifamily
10. Green Grant Rental Housing Production Program (MD-BRAC)
11. Maryland Affordable Housing Trust (MAHT)
12. Rental Housing Production Program (RHPP)
13. HOC bond Financing
14. Neighborhood Conservation Initiative
15. Neighborhood Business Works
16. Community Investment Tax Credit
17. State Bond Financing
18. Program Open Space (MD DNR)
19. National Recreational Trails (SHA)
20. Safe Routes to School (SHA)
21. Public safety Training & Technical Assistance Program (UMD)
22. Flood Mitigation Program (MD EMA)
23. Program Open Space

Some of the designations include:

1. Community Legacy(Wheaton/Long Branch/Silver Spring; Burtonsville; Takoma Park; and Gaithersburg)
2. Maryland Transit Oriented Development (Wheaton; Shady Grove; Twinbrook)
3. Arts & Entertainment District (Wheaton, Silver Spring, Bethesda)
4. Enterprise Zones (Wheaton; Long Branch/Takoma Park; Gaithersburg and formerly Silver Spring)
5. Priority Place (Long Branch)
6. CSAFE
7. Governor's Smart Site (Wheaton)
8. Maryland Main Street Designation (Takoma Park)
9. Montgomery County Heritage Area
10. Designated Areas (Boyd's, Briggs Chaney/Burtonsville, Clarksburg, Cloverly, Colonial/Veirs Mill, Damascus, Four Corners, Gaithersburg – Olde Towne, Germantown, Glenmont, Hyattstown, Kensington Revitalization Area, Long Branch, Montgomery Hills, Silver Spring, Takoma Park and Wheaton)
11. SBA HUB Zone (Rockville)

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Due to space restraints, only one project area is highlighted to demonstrate the impact of leveraged investments. In South Silver Spring leveraged investment transformed a formerly industrial area into a vibrant community. Public investment in housing (\$26M State bonds, \$48M LIHTC, \$600,000 CL, \$14M County Housing Initiative Funds, \$628,000 HOME/CDBG, and \$845,349 PILOT) created 2,080 housing units of which 551 are affordable units. In addition, public invest in South Silver Spring included \$355,000 NBW loans, \$3.6M CDBG, \$745,000 EDI, \$340,000 Façade Easements and \$315,000 MC DED loans for pedestrian linkages, façade improvements and business loans.

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## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

**(b) Describe any existing barriers to Smart Growth that may affect your jurisdiction or the proposed SC Area. For instance, does your area have higher development fees than outer "cornfields"?**

*(Answer Space 4,000 characters)*

Rather than barriers, the success of the Montgomery County Sustainable Community faces a variety of challenges.

Some of the challenges include:

1. Overcoming six decades of automobile centric living, which resulted in a commuter culture. We need to insure the new development includes job opportunities and reliable and affordable mass transit.
2. Need for public investment by federal/state/local government in roads, sewers, utilities, transit, bridges, sidewalks.
3. Existing community members' concern with traffic congestion and preservation of single family neighborhoods.
4. Concerns of existing small business with expected rent increases; construction related disruptions; potential competitive disadvantage of small businesses relative to national chains.
5. Potential loss of community character.
6. Increase cost for high rise development verses stick built.
7. Economic considerations such as the availability of capital, fluctuations in the market and disruptions in the existing market place.
8. Reduction in federal funding resources.
9. Relatively weak economy resulting in a decrease in available local revenues.
10. Traffic congestion resulting from commuters employed in Montgomery County traveling from other counties where housing costs are lower.
11. Potential funder's misconception that all of Montgomery County is wealthy. As the population has grown, the Department of Health and Human Services has experienced a disproportionate increase in their case load. Since 2007 there has been a 54% increase in Medicaid applications and 53% increase in temporary cash requests and 126% increase in food stamp applications.

The SC areas generally have more traffic congestion and school needs than the rural areas of the County. While areas with congested traffic conditions or overcrowded schools must mitigate their impacts, developments with a majority of residential units using 75% or more of the allowable density and meeting energy saving goals in urban areas pay 25% less in mitigation fees than development not meeting these criteria.

## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

### **B. Community Conditions: Strengths and Weaknesses**

**(1) Describe the strengths and weaknesses in the proposed Area's existing built environment. For example, what is the condition of housing? Are there underutilized historic buildings and cultural places? What is the condition and availability of community parks and recreational assets? Are there transportation assets? What is the current condition of community infrastructure such as roads and lighting? (Answer Space 4,000 characters)**

Ninety-one percent of the residentially zoned land was developed or approved for development by 2009. Less than 14,000 acres remain in the development envelope for greenfield development. Housing needs cannot be met by traditional patterns of low-density development. Housing values are among the highest in the region. This reflects strong demand; high quality of services; and good neighborhoods. The housing market strength contributes to neighborhood stability and the investment value of a County home. It also produces a chronic shortage of affordable housing for workforce, moderate and lower income households. The County developed a landmark mandatory inclusionary zoning program, the Moderately Priced Dwelling Unit (MPDU) ordinance in the 1970's. The population is forecasted to exceed 1 million by 2013 and add 172,000 residents between 2010 and 2030. We need 75,500 additional housing units in the next 20 years. Due to declining household size, households are expected to grow faster than the population and change their housing requirements. The greatest needs will be for seniors, young households, large families, and people with special needs. There will be strong and growing rental demand.

There are cultural places, 15 National Register Historic Places, 22 County-designated Historic Districts, and locally designated historic resources in Rockville and Gaithersburg. These resources are in varying state of utilization. Redevelopment projects consider the best methods to preserve historic structures and maintain their architectural and cultural significance.

The County is recognized for an extensive parks, recreation and open space system that contribute to the high quality of life. Growing demand and shrinking resources will continue to be a challenge. The M-NCPPC Parks Department is conducting a planning process "Vision 2030" to create a vision and strategic plan.

There are 13 red line metro stations and 10 MARC stations in and adjacent to Montgomery County. WMATA and the County Ride-On Bus service provide strong linkages from the neighborhoods to the Metro and MARC stations. The stations are located along the highway corridors.

The County and municipal governments annually invest significant resources in maintaining infrastructure assets including water/sewer and transportation. Adequately maintaining these assets requires significant investments by not only the local jurisdiction but also the state and federal government.

(Extract County Executive Leggett testimony, Oct. 18, 2011)

"Developing and maintaining transportation infrastructure is a partnership – and Montgomery County is doing its part. For example, on an annual basis we operate a bus system that carries 90,000 passengers every week day at a cost to the County in excess of \$100 million a year. In addition, our list of transportation priorities that we updated last year reflects a County investment of nearly \$300 million on State transportation projects.

Why are we doing this? We simply have no choice. And, it's not without consequences when it comes to allocating funds for other County services that also require significant local investment, including our schools.

Our County prides itself on having a strong Master Planning process requiring a balance between approved land uses and the provision of transportation network and other services. More than a third of the County is dedicated and preserved for agriculture and parks. Thus we have transportation needs characteristic of rural, suburban, and urban areas.

These needs are daunting. The last transportation priorities letter we sent to our State Delegation identified a backlog for the design and construction of State road projects in excess of \$1.1 billion. If we include in an estimate the funding needed for projects of regional significance like the widening of I-270, the Corridor Cities Transitway, and the Purple Line, the number approaches \$4 billion."

## II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

**(2) Describe the Area's land use/zoning make-up (residential, commercial, industrial, and mixed-use). Is the current land use or zoning conducive to revitalization investment? (Answer Space 4,000 characters)**

- Only four percent of County land zoned for development remains undeveloped (@ 14,000 acres). There is less developable land when slopes, floodplains, and forest stands are considered.
- 47 percent of County land is part of the Agricultural Reserve and various parks at all government levels.
- Development options are being examined for the 8,000 acres of surface parking, and air-rights above parking garages.
- Considering remaining land zoned for development, surface parking, and other strategic growth areas, the County has about 28,800 acres where development should be encouraged.

With little room left to grow, development must occur in areas where densities can be higher, on sites closer to transit, reusing underdeveloped sites, or redeveloping strip malls and surface parking lots. Development in these areas will reduce vehicle trips and make the best use of infrastructure investments.

The County Council adopted a set of Commercial Residential (CR) zones to encourage a variety of land uses and reinvestment in selected commercial areas. The CR zones are designed to allow a mix of commercial and residential uses, create interactive streets, provide public space, and foster jobs and services where people can live, work, shop and play within a given neighborhood.

Most of the County's existing commercial zoning allows only commercial uses, which are active during the day but vacant at night. Resulting in unattractive streetscapes, minimal public spaces, and accessibility only by car.

The new zones are intended to create more housing opportunities in commercial areas where residents can support local businesses and counter sprawl. A great advantage of the CR zones is they encourage development that benefits the public through the creation of well-designed open spaces and the implementation of strategies designed to retain small, neighborhood-oriented businesses.

### Land Typologies

- **Established Neighborhoods**

These neighborhoods are firmly established and will see little change. Development may occur in the form of small lot infill and strengthening neighborhood retail at existing locations.

- **Greenfield/brownfield**

There are few remaining greenfield areas, much is difficult to develop or protected by environmental controls. The brownfield areas should be reserved for light industry that offers services and job opportunities, close to residential areas.

- **Reinvestment areas**

Downtown Silver Spring is an example of successful reinvestment. Proximity to Metro, new businesses, and an enhanced pedestrian environment have revitalized the area. Wheaton and Takoma/Langley Crossroads provide opportunities to replicate that success. The pending master plans will address strengthening those community centers with a mix of new uses and increased density.

- **Emerging Districts**

The plans for White Flint and Gaithersburg West both advance strategic new districts that focus on transit station planning and life sciences. A future planning area that fits this category is the FDA site on New Hampshire Avenue.

The 2009-2011 Growth Policy recognizes the lack of developable land, encourages strategic infill development and incorporates new ideas like LEED for Neighborhoods and emerging trends to encourage smarter growth near transit.

The 2008 City of Rockville Zoning Ordinance replaces the commercial zones with a series of mixed use zones that encourage higher levels of density in areas close to transit.

The White Flint, Germantown and Gaithersburg West plans account for much of the anticipated growth. Both Silver Spring and Bethesda are national models of growth as a catalyst for better urban neighborhoods. Twenty years ago neither were destinations for living, working, or recreation. Today, they are vibrant activity centers that offer a wealth of amenities for the people who live and work there as well as the thousands of visitors who move through these places each day.

## II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

**3) Describe strengths and weaknesses in basic features of community quality-of-life. For instance, is crime an issue for this SC Area? What is the condition and quality of educational choices available to the community? Are artistic, cultural, or community resources, events or facilities within or accessible to residents in the proposed SC Area? (Answer Space 4,000 characters)**

Montgomery County is Maryland's most populous jurisdiction with 971,777 residents, greater than that of six states. The County is located adjacent to the nation's capital, and includes 497 square miles of land area. The topography is rolling with small hills. Elevations range from 52 feet above sea level near the District Line to 850 feet in the northern portion of the County near Damascus. The denser population areas are located along the major transportation routes and within the beltway. Montgomery County provides a large range of high quality services to their residents.

Any crime is an issue for the individuals impacted by the crime. Since 2005, the County annually analyzes its crimes rates in comparison with regional benchmarks. Baltimore, Prince George's, Howard, Arlington, Fairfax, Loudoun, and Prince William Counties in addition to the District of Columbia serve as the regional benchmark. Overall, the County demonstrates lower crime rate than other "regional benchmark" jurisdictions. In 2009, the total property crime rate (primarily larceny theft) was higher than the regional benchmark. A comparison of 2005 to 2009 demonstrates the areas of greatest decline in categories of murder/manslaughter and vehicle theft. A comparison of 2005 to 2009 finds that while regional benchmarks demonstrated a decline in robbery and aggravated assault, Montgomery County saw an increase on these types of crimes. Despite this increase, the County's crime rate was still lower than other regional benchmark jurisdictions in these categories. The Police Department continues to use crime analysis to deploy patrol officers and specialized units to combat crime and prevent crime from occurring.

Education is a top priority in the County. Over half of the County budget supports public education. Montgomery County Public Schools (MCPS) has 11,000 teachers at 200 public schools serving more than 146,000 students from 164 countries. It is the largest school system in Maryland and the 16th largest in the Nation. MCPS is a 2010 Malcolm Baldrige National Quality Award Recipient, 90% graduation rate with a 65.9% AP participation rate, average combined SAT score of 1653, 34 National Blue Ribbon Schools and \$234 million in college scholarships. MCPS provides the following services to the student population: English for Speakers of Other Languages (ESOL) (13%); Special Education Services (11.9%); and Free and Reduced Price Meals System (FARMS) (30.7%).

The County supports higher education opportunities and vocational/professional training programs. In addition, Linkages to Learning is a Collaborative School-based Partnership with the County Department of Health and Human Services, MCPS, public and private agencies, families and communities to support children's success. Montgomery College has campuses in Takoma Park, Rockville and Germantown. There are 9 University System of Maryland universities, offering more than 60 high-demand undergraduate and graduate degree programs in one convenient location at Shady Grove. There are over 100 private schools and 11 private colleges located in Montgomery County.

Some of the many artistic resources are the AFI Silver Theater, American Dance Institute, Baltimore Symphony Orchestra, Black Rock Center for the Arts, Fillmore, Headline Comedy Club, Round House Theater, Gaithersburg Arts Barn at Kentlands and Music Center at Strathmore.

Cultural resources include Brookside Gardens, Brookville Academy, MD Civil War Trails, National Capital Trolley Museum, Capital Crescent Trail, Gaithersburg Community Museum, Glenview Mansion, and Josiah Henson Historic Site (Uncle Tom's Cabin).

A few events scheduled annually around the SC area include Taste of Wheaton, Taste of Bethesda, Jazz Festival, Thanksgiving Day Parade, Fourth of July Fireworks, Celebrate Gaithersburg in Olde Towne, Gaithersburg Winter Lights, the Takoma Park Street Festival and Rockville's Hometown Holidays.

## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

### **C. Natural Resources and Environmental Impact: Strengths and Weaknesses**

**(1) Describe the strengths and weaknesses of the community's "natural environment." in or near the Sustainable Community Area. What is the current condition of key natural resources - lands, air, water, watersheds, tree canopy, other? If the community is located in a coastal zone, what risks might the community be subject to associated with climate induced sea level rise? (Answer Space 4,000 characters)**

The County has a total area of about 350,000 acres with approximately 29% forested, and about 50% under tree canopy (forest and non-forest canopy). Most of the stream valleys are forested. The County's network of stream valley parks protect and conserve a large amount of natural floodplains, wetlands, and biodiversity areas, and provide a significant amount of natural area connectivity. About 10% of the County is within the Park system. Nevertheless, the County faces ongoing challenges in protecting and conserving its natural environment. The stream buffers in urban areas can be fairly narrow due to the density of surrounding development. There is a good deal of forest fragmentation and unforested stream buffers in the agricultural areas. Although many natural areas are in relatively good condition, a significant number are under stress due to an overpopulation of deer, as well as invasive vegetation. The County is actively engaged in management programs to address these issues and ensure the long-term health of its natural environment.

The County's stream biological health monitoring program shows that 50% of the streams are in good to excellent condition, and 50% are in fair to poor condition. Most of the fair to poor quality streams are in the denser urban and suburban portions of the County, with the good to excellent streams predominant in the less dense agricultural areas. Most watersheds are identified by the State of Maryland as having water quality impairments. The persistence of some of these impairments has led the State to issue, to date, a total of 15 Total Maximum Daily Loads (TMDLs) for County streams. The impairments and TMDLs, are mostly for nutrients, sediment, and bacteria. A large watershed in the eastern part of the County also has a TMDL for trash. Through its MS4 stormwater permit, the County is developing watershed plans to mitigate existing levels of inadequately controlled impervious surface run off and to reduce pollutant loadings to meet its TMDLs. These efforts are designed to meet water quality standards, maintain streams with good to excellent biological health conditions, and to improve stream biological health in streams with fair to poor quality conditions.

The EPA has designated the County and the entire D.C. region as failing to meet air quality standards. A regional plan is in place to reduce Vehicle Miles Traveled and our smart growth approach is key to addressing this issue. We are upgrading our vehicle fleet to include better emission controls through the use of electric, hybrid and natural-gas fueled vehicles. The reduction in the use of diesel fuel and increased emission controls will further reduce emissions. Increasing the mode share for transit, walking and biking is at the heart of our strategy.

The County is not a coastal community and its water ways are generally non tidal and distant from zones that might be subject to brine infiltration that could affect agricultural productivity. Therefore, sea level rise is not likely to have direct impacts. However, the County is addressing other issues which can be exacerbated by climate change. Over the last two years, the County suffered substantial electric service outages due to major weather events. These could be more severe or frequent as the climate changes. The County has high electricity demand and may be subject to brownouts or electricity shortages if hotter summer temperatures result. Pepco serves over 90% of electricity accounts. The County petitioned for improvement and reliability of Pepco service before the Maryland Public Service Commission and State Legislature, advocating for broad ranging improvements such as more frequent and appropriate tree trimming, improved maintenance, and system upgrades to improve the system's resiliency. See the Pepco Working Group's Report to the County Executive for details at [http://www.montgomerycountymd.gov/content/pdf/OFFICIAL\\_FINAL\\_WORK\\_GROUP\\_REPORT\\_4-21-11.pdf](http://www.montgomerycountymd.gov/content/pdf/OFFICIAL_FINAL_WORK_GROUP_REPORT_4-21-11.pdf)

## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

**(2) Describe the strengths and weaknesses of any current efforts to reduce the community's "carbon footprint" or impact on the environment. Is recycling (commercial or residential) available to minimize waste? Are there current efforts to encourage the purchase and availability of fresh local food and other local products and services to the community? Describe any current energy or water conservation efforts that may be underway. If the community has not implemented one of the above initiatives, has the community identified a need or interest to pursue these or other efforts to reduce environmental impact, for instance through the new Sustainable Maryland Certified initiative? (Answer Space 4,000 characters)**

The County is a founding member of the Cool Counties Declaration establishing goals for an 80% reduction in community-wide greenhouse gas reductions by 2050 and a 20% reduction by 2020.

The Greenhouse Gas Inventory includes measurable, or reasonably quantifiable, estimates of electricity and major fuels consumption, transportation and solid waste. The report was published for FY05, 06, and 09 as part of the Climate Protection Plan which details the Community's 12.592 million metric tons emissions.

Commercial buildings account for approx. 32% of quantifiable emissions. A comprehensive commercial and multi-family building study was commissioned to identify locally relevant policies to achieve a 25% reduction in energy consumption/emissions within a 10 year timeframe. This is 1 of the 4 primary components of a community energy plan (residential, commercial, government and transportation). Data collected from Residential Energy Efficiency Rebate Program is used to develop an abbreviated residential energy efficiency plan including policies that could significantly reduce energy consumption in that sector.

Recycling is required by law. The County provides once-a-week curbside recycling collection service to all residents of single-family and town homes. Local jurisdictions provide similar services. All businesses with 100 or more employees are required to file a business recycling plan, submit annual recycling and waste reduction reports, and maintain documentation of materials recycled and amounts and collection services. Some of the Solid Waste Services Programs are listed below (Tab 8 for detailed description):

- Waste Reduction
- Recycling Outreach & Education
- Recycling Center
- Residential Collection
- Recycling & Waste Reduction - Multi-Family
- Commercial Recycling and Waste
- Support for Recycling Volunteers
- Household and Small Quantity Household Hazardous
- Yard Trim Reduction Program
- Dickerson Compost Facility
- Solid Waste Transfer Station

### Water Conservation

The County receives public water service through the Washington Suburban Sanitary Commission. WSSC programs and strategies that ensure efficient water resource management. This includes activities that promote water conservation and increase water use efficiency. The City of Rockville maintains its own water systems and has adopted similar strategies.

### Carbon Footprint Reduction

- Climate Protection Plan -- On Earth Day, April 22, 2008, the County adopted Bill 32-07, which codified the County's greenhouse (GHG) reduction goals. The bill also established the Sustainability Working Group (SWG) and charged it with developing the Climate Protection Plan. In January 2009, the SWG submitted a Climate Protection Plan with 58 specific recommendations.
- Biosolids Management Program -- The County is one of four jurisdictions that participate in a regional wastewater treatment plant (Blue Plains, operated by D.C. Water). This facility produces an average of 1200 ton/day of biosolids that is disposed by application to agricultural fields. D.C. Water recently signed contracts to build the First U.S. thermal hydrolysis facility, digester system, and combined heat and power (CHP) facility. Digester gas is used to generate electricity from the CHP system. This facility is expected to produce 10 MW of electricity; reduce greenhouse gases (CO<sub>2</sub>) by replacement of fossil fuel with biosolids for electricity generation; and reduce the quantity of biosolids applied to agricultural land by over 60%.
- Resource Recovery Facility & Related Waste Transfer -- Resource Recovery Facility (RRF) serves as the primary

disposal facility for non-recycled waste generated in the County. Electricity generated by the combustion of municipal solid waste is sold into the competitive energy market.

- EPA Green Power Community Challenge – The City of Rockville signed on to the Challenge, earning the number 10 spot in the nation for its efforts.

## II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

**(3) Describe the strengths and weaknesses of the jurisdiction's current stormwater management practices and how these may affect the proposed SC Area. Is redevelopment and retrofitting of infrastructure an issue or opportunity in this SC Area? Stormwater runoff is a significant source of pollution to Maryland's streams and the Chesapeake Bay. Buildings constructed before 1985 have little or no stormwater controls, and development between 1985 and 2010 have some controls. Updated stormwater regulations passed by Maryland's General Assembly in 2010 require that development and redevelopment projects utilize stringent stormwater controls. Sustainable Community Areas may have opportunities for redevelopment practices that can reduce stormwater flows. (Answer Space 4,000 characters)**

Montgomery County began requiring stormwater management for new development and redevelopment in 1971. These efforts reduce pollution entering our streams and contribute to the health of the Chesapeake Bay. The requirements were further refined and improved in 1985, in 2002 and in 2010.

The current strengths of the requirements include using environmentally sensitive practices for the removal of pollutants and to control the increase in runoff generated by impervious surfaces. The goal is to replicate the hydrologic characteristics of the natural landscape through groundwater replenishment and the use of structural and nonstructural practices to treat and detain runoff. Montgomery County has been a leader in developing design and construction standards for these practices. To insure that the stormwater practices function after construction has ended the County has adopted a stormwater management user fee. This fee is used by the County to oversee the maintenance of stormwater practices by property owners. It is also used to maintain stormwater practices on public land as well as on private residential property and to fund the reconstruction of stormwater management facilities to bring them up to current standards.

The number and placement of environmentally sensitive practices has been considered a weakness. However, instead of having the minimal number of centralized practices that were previously required, the existing standards call for smaller but more frequent structural and nonstructural measures, even on individual residential lots. As well as having the legal right to enforce homeowner or landowner maintenance, the County is working on programs to educate landowners of the need to maintain these practices. However, the sheer number of practices that have been constructed or will be constructed remains daunting.

The County's requirements for redevelopment are more stringent than statewide standards. The minimum state requirement for redevelopment is to either remove 50 percent of existing impervious area (i.e. buildings and pavement) or to provide treatment of the first inch of runoff from 50 percent of the redeveloping area. In Montgomery County, the stormwater management requirements for redevelopment are the same as for new development. Therefore, stormwater treatment for the first 2.6 inches of runoff is required for the entire redevelopment project. This provides the County with a great opportunity to provide stormwater treatment where none existed before or to update those developments where stormwater management practices were constructed to a lesser standard. This will result in greater pollution removal and a reduction in stormwater flows. Most of the substantial redevelopment in the County will be within the proposed SC area.

Municipalities not included in the County's stormwater regulations have similar programs.

The City of Rockville City revised its stormwater ordinance in 2010. It requires developers to use environmentally friendly planning techniques that reduce the amount of impervious cover and preserve natural resources. Developers must also install low impact stormwater management systems such as rain gardens and bio-retention areas to treat rainwater where it falls by letting it soak into the ground. Only after using these environmentally friendly design techniques may a developer consider installing a traditional stormwater facility like a retention pond.

The adoption of these changes was the culmination of a year long process to implement the Maryland Stormwater Management Act of 2007. The Maryland Department of the Environment reviewed and approved the City's proposed ordinance. The new ordinance became effective upon adoption.

<http://www.rockvillemd.gov/environment/regulations/stormwater.html>

- Chapter 19 - Stormwater Management Ordinance
- Stormwater Management Regulations

## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

### **D. Economic Conditions & Access to Opportunity: Strengths and Weaknesses**

**(1) Describe the jurisdiction's current economic strengths and weaknesses. For example, are there distinct economic drivers in the area or region that will affect access to job opportunities and the progress of the SC Plan? What are the main barriers to the Area's economic competitiveness? What is the current level of broadband access available to serve residents, businesses and public facilities? What efforts are currently in place to increase worker skills and employment? Describe trends in employment rates and business formation.**

*(Answer Space 4,000 characters)*

A strong and vibrant economy is the foundation of a healthy and successful community. Montgomery County is blessed with a diverse network of established and emerging for-profit businesses and not for profit organizations. The key to our success has been our highly educated workforce attracted by our exceptional quality of life.

The five largest industry clusters in the County are Business and Financial Services, Biomedical/Biotechnical (Life Sciences), Information Technology and Telecommunications, Defense and Security, and Energy, All are forecasted to grow in the next five years by approximately 10%. These career fields offer annual salaries above \$80K.

The presence of several large federal agencies in the County creates job opportunities and generates significant business activity related to research and development. The highly educated local workforce both benefits from these opportunities and fuels their creation. Montgomery County residents are some of the highest educated in the nation with about 25% holding a bachelor's degree and close to 30% holding a graduate degree and higher, both parameters are significantly higher than the State average.

The County and region may be negatively impacted by the recent federal budget cuts. The Washington Business Journal (December 9, 2011) reports that an estimated 192,000 federal workers could be out of jobs. Unlike past federal reduction in force, the local economy may not absorb all the former federal employees.

The County median household income (MHI) (\$94,420) continues to exceed the region MHI (\$92,103) and National MHI (\$80,623). (2009 values)

In terms of the regional competitiveness, Biomedical/ Biotechnical, Advanced Materials, Chemical & Chemical Based Products and Education & Knowledge Creation clusters are highly competitive due both to the national growth effects and local industrial mix effects. The County has a high concentration of businesses, double the national average, in Information Technology and Telecommunications, Business and Financial Services and Defense and Security clusters. However, there is an intense competition with neighboring states and counties and economic analysis for certain industrial clusters indicates that in the next five years the County's competitive advantage will diminish, especially in such important clusters as Information Technology & Telecommunications and Business & Financial Services.

The County continues to build upon its Smart Growth policies of transit-oriented development. The White Flint Master Plan, the Great Seneca Life Sciences Center plan and the East County Life Sciences Center plan all envision, the creation of science and technology-oriented communities of businesses and residents that would generate high paying jobs in the county.

Training to increase worker skills are provided by Montgomery College, Montgomery Works, Gaithersburg Business Center and Hispanic Business Center.

## II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

**(2) Describe the jurisdiction's housing market and access to affordable workforce housing. What are the trends in residential construction (rental and homeownership), homeownership rate, foreclosure rate and, property values. Describe how and whether your jurisdiction's prevailing housing costs - both homeownership and rental - are affordable to households below 120% AMI, 80% AMI and 50% AMI. What efforts are in place currently to house individuals, families and the disabled at or below the AMI levels described above? (Answer Space 4,000 characters)**

County Executive Leggett empanelled an Affordable Housing Task Force, a group of industry and community leaders to examine, define and make recommendations on how to address the critical need for affordable housing. The report was released in March 2008. Report Text: <http://www.montgomerycountymd.gov/content/DHCA/community/pdf/rr-ahtf.pdf>

Between 2003 and 2007, 167 plans were submitted for approval (3,267 Residential DUs and 4,770 Mixed Use DUs). Between 2008 to present, 110 plans were submitted for approval with (963 Residential DUs and 3,139 Mixed Use DUs).

The 2010 Census reflects 67.6% of all housing units were owner occupied, a decrease of 8.3% from the 2000 Census; the rental rate increased by 13.9% over the same period.

Since 2007, the number of Foreclosure Events (default, auction, real-estate owned) has fluctuated. The highest point was the third quarter of 2009 with 2,218 events occurring. The number of events continues to decline. The quarter ending Sep 2011 reflected 349 events. It should be noted that laws related to foreclosure have changed over this period and the State, County and municipalities have significantly invested in foreclosure counseling and providing refinancing assistance.

Property values as reflected by recent sales prices are increasing. The County's median sales price for all housing types – single, multi-family, new and used was \$332,450 in Mar 2011; up 2.5% from Mar 2010. The County's median price was 1.9 times greater than the nation's median, 1.6 times the median for MD, and 1.1 times the median for the region.

The Housing Element to the General Plan (Mar 2011) provides the following definitions (County corresponding AMI for a family of 4 is annotated):

- Affordable Housing – Housing is considered affordable when approximately 30%-35% of a household's gross income (for households earning up to 120% of AMI) is spent on rent or principal, interest, condominium or homeowners association fees, property taxes, and private mortgage insurance. (\$127,320)
- Moderate income – Households earning between 50% and 80% of AMI income (\$53,050 - \$84,880)
- Low Income – Households earning up to 50% of AMI (\$53,050)
- Middle Income – Households earning between 80% - 120% of AMI. (as defined County's voluntary and Gaithersburg's Mandatory Workforce Housing program.) (\$84,880 - \$127,320)

The Community Action Board regularly prepares a Self Sufficiency Standard Report, quantifying the amount of income that meets a family's most basic needs without public or private assistance. Link below: [http://www.montgomerycountymd.gov/content/hhs/pdf/cab\\_selfsuffstandard08.pdf](http://www.montgomerycountymd.gov/content/hhs/pdf/cab_selfsuffstandard08.pdf)

The City of Rockville has a MPDU program. New developments that meet the threshold are required to participate.

The area's widespread affluence, due to the large number of people with six-figure incomes, disguises the dichotomy between the 46.9 % of households that make over \$100,000 per year and the 25.3 % who make less than half that amount and are struggling to make ends meet in an expensive environment. In 2006, 3.3 percent of families lived below the poverty level. Just three years later, the percentage had risen to 4.8 % ("female head-of-household having children under 5 years old" reaching 45.6 %, up from only 20 percent in 2006). Five percent of all residents lived in poverty in 2006, rising to seven percent in 2009. Minorities and people with disabilities tend to be disproportionately represented in the lower income grouping.

A variety of safety net services are available through the County and our non-profit partners to provide a continuum of care and house individuals, families and the disabled. These services include rental assistance programs, homeless services, enriched housing, support services, and gap financing for creation/preservation for special need populations. The scope and variety of our programs is large but the needs are larger.

## II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

### **(3) Describe the SC Area's demographic trends (with respect to age, race, household size, household income, educational attainment, or other relevant factors). (Answer Space 4,000 characters)**

The following general demographic information is provided for the County, the vast majority of residents live in the SC area. More detailed information by legislative district is available at the following link:

[http://www.montgomeryplanning.org/research/documents/Databookfinal\\_web.pdf](http://www.montgomeryplanning.org/research/documents/Databookfinal_web.pdf)

- Montgomery County's population reached 971,777 in 2010, an increase of nearly 100,000 people up 20,920 (2.2 %) from 2008 and 98,259 (11.3 %) from 2000.
  - o 198,400 new County residents are forecasted between 2010 and 2040, a 21 % increase.
  - o 98,000 new households are expected between 2010 and 2040, a 27 % increase.
  - o Between 2000 and 2008, average household size increased from 2.66 persons per household to 2.75 persons per household. However, in the long run, average household size is expected to revert to the national trend and decline to 2.51 by 2040.
- The County is now the 42nd most populous county in the nation, up from 49th place in 2000. It remains the second largest jurisdiction in the Washington, D.C. metro area, next to Fairfax County, Virginia, with 1,081,726 residents.
  - o The top three population centers are Bethesda (90,499), Germantown (86,395) and Silver Spring (71,452). Gaithersburg, Rockville, Wheaton and Aspen Hill each have populations of 50,000 or higher.
  - o Germantown had the largest population increase (19,955), followed by Rockville with 13,810 additional persons. Clarksburg, which had very few residents in 2000, grew at the fastest pace (480 percent); Aspen Hill was a distant second, increasing by 57 percent.
- Consistent with national and regional population trends, the County's population grew more diverse over the past decade:
  - o The Hispanic population grew at the fastest pace (64.4 %), followed by Asian and Pacific Islanders (37.0 %), Blacks (25 %) and other minority groups (21.3 %).
  - o The 39.3 % increase in all minority groups combined offset a 7.8 % decline in the number of non-Hispanic Whites.
  - o Most neighboring counties also had a decrease in non-Hispanic White population, including Fairfax County, Virginia, Howard County, Maryland, and Prince George's County, Maryland. In contrast, three inner-ring jurisdictions (Washington, D.C., Arlington County, Virginia and Alexandria, Virginia) gained non-Hispanic White residents.
  - o Nearly all neighboring counties saw increases in their minority populations. Only two counties lost minority residents: Washington, D.C. (-5.0 %) and Arlington County, Virginia (-0.4 %).

#### EDUCATION

- The County ranks first among large counties nationwide in educational attainment, close to 30% adult residents having earned an advanced degree.

#### INCOME

- At \$94,319, Montgomery County's median household income is nearly 32 percent higher than in 2000, when it was \$71,551. The County ranks fourth in the Washington, D.C. metro area and tenth nationwide in median household income.
- The share of County households making more than \$200,000 per year doubled from eight percent in 2000 to 16 % in 2008.
- Over the same period, households making less than \$50,000 per year fell from 32 percent to 24 % of all households in the County.

#### HOUSING COST

- The percentage of homeowners who spent more than 30 % of their income on housing costs increased from 22 percent in 2000 to 33 % in 2008.
- For renters, the share of cost-burdened households rose from 35 % in 2000 to 51 % in 2008.

#### FOREIGN LANGUAGE SPEAKERS

- 38 % of County residents ages five and up speak a language other than English at home.

#### EMPLOYMENT

- In January 2010, there were 510,000 jobs in Montgomery County.

#### UNEMPLOYMENT

- 
- County unemployment peaked in June 2009 at 5.7 %—the highest rate in 19 years. 29,386 residents were out of work that month.
  - Unemployment fell to 5.1 % in April 2010, but remained above the 4.8 % unemployment rate in April 2009.
  - Between April 2009 and April 2010, the number of residents out of work grew from 24,790 to 26,207—a 5.7 % rise in the number of unemployed.

### **III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS**

#### **A. Organizational Structure:**

**Describe the Applicant's organizational structure. Specifically, which organizations are members in the Sustainable Communities Workgroup and who are the respective staff? Who are the leaders, and how will the Workgroup advisor or staff manage implementation of the SC Area Plan? (Answer Space 4,000 characters)**

Montgomery County Government and the municipalities are nationally recognized success story for Smart Growth. This success is the result of good land-use planning, meaningful public participation, strategic public investment, public/private partnerships and strong commitment to sustainable development. Montgomery County Government is concentrating higher density mixed use development near transportation hubs providing office, retail and housing. This approach has resulted in the preservation of approximately one-third of our land mass for an agricultural preserve and is replicated through the County. The County Government and the municipalities include professional staff with the skill and expertise to implement revitalization projects. This application represents collaboration by Montgomery County Government, City of Gaithersburg, City of Rockville, Town of Kensington, City of Takoma Park, Town of Glen Echo, Chevy Chase Village, Town of Laytonsville, Village of Martin's Addition and Prince George's County (Takoma/Langley/Crossroads sector plan area).

One example of a successful revitalization is the transformation of Downtown Silver Spring from a blighted retail core to an energized transit oriented community that continues to blossom with employment, thriving retail, diverse housing and new entertainment venues most recently the location of the Fillmore.

One of the many successfully municipally lead efforts is the creation of the Rockville Town Square with a vibrant mix stores, offices and housing.

Public participation by community members and stakeholders is a core value for the County and the municipalities. It is a long held belief that public participation on boards, committees, and commissions contributes to the work of County government and provides a valuable service to the community by presenting the concerns and viewpoints of residents on a variety of issues. Montgomery County Government has over 80 Boards, Committees or Commissions with over 1,200 residents participating.

Creation of yet another board, committee, commission or workgroup is not fiscally prudent especially given the fiscal restraints with our federal, state and local budgets.

The five Regional Citizen Advisory Boards will serve as the primary community groups to advise on implementation for those projects located outside a participating municipality. These Advisory Boards provide advice and recommendations to the County Executive and County Council on policy and budget issues, planning and goal setting procedures, and legislative matters; educate the community on governmental structures and services; and act as a facilitator to foster solutions to community problems, needs, and issues. A listing of the members of these boards is included in the hard copy of the application. The members represent a broad range of experiences and backgrounds from the business community, academia, community organizing and research. They are a formidable advocate for their communities and provide sage advice on project planning and implementation. In addition to the Regional Advisory Boards, program area or project specific standing committees can be called upon for advice.

The elected officials representing the individual municipalities included in the application will serve as the Sustainable Workgroup representing their jurisdiction with support provided by their municipal staff. Gaithersburg, Rockville and Takoma Park staff includes planning staff in addition to administrative support. These jurisdictions have a strong track record of implementing successful revitalization.

### **III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS**

#### **B. Organizational Experience:**

**Describe the Applicant organization's past experience in administering revitalization plans and projects. Describe the roles of the members of the Sustainable Communities Workgroup, including their experience in implementing revitalization initiatives. What are the strengths and challenges of the capacity of these groups with respect to implementation of the SC Plan? (Answer Space 4,000 characters)**

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### **III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS**

#### **C. Public Input:**

**How did residents and other stakeholders in the community provide input to Action Plan described below in Section IV? (Answer Space 4,000 characters)**

Montgomery County Government prides itself on full and active participation by all stakeholders. Community participation is a principal element in the development of the wedges and corridors plan which forms the framework for the Sustainable Communities Action Plan. Maryland-National Capital Park and Planning Commission is the County planning agency and includes active participation in all planning efforts and public input when plans are submitted for development review. Community members and stakeholders are provided the opportunity for comment and review during the preparation of plans. In addition, they may provide testimony at the Planning Board and again when the County Council sitting as the District Council considers changes and updates to existing plans.

The County and each participating municipality offered the opportunity for public comment during the passage of the designation application supporting resolutions.

Creation of yet another board, committee, commission or workgroup is not fiscally prudent especially given the fiscal restraints with our federal, state and local budgets.

The Sustainable Communities Action Plan is a compellation of current planning documents and implementation plans each of which included an extensive community outreach effort prior to their respective adoption.

## IV. SUSTAINABLE COMMUNITY ACTION PLAN

The Sustainable Community Action Plan (SC Plan or Plan) is meant to be a multi-year investment strategy - a strategic set of revitalization initiatives and projects that local partners believe will increase the economic vitality and livability of their community, increased prosperity for local households and improved health of the surrounding environment. The Plan should be flexible enough to be updated regularly and renewed every five years as the community envisions new goals. The priority initiatives and projects in the SC Plan should improve the livability of community places -- residential, commercial, or other public or private properties - and create new work, retail, recreational and housing opportunities for residents. These projects should also reduce the environmental impact of the community through water and energy resource conservation and management strategies. In this way, the Plan can be a road map for local stakeholders as well as State agencies to work together to create a more a sustainable and livable community.

### **A. Supporting existing communities & reducing environmental impacts.**

**(1) A community's approach to Smart Growth generally includes two inter-related areas of focus: encouraging reinvestment and growth in existing communities; and, discouraging growth that degrades natural resources, and farms and rural landscapes. Broadly describe your jurisdiction's Smart Growth approach and any significant accomplishments made over the last decade or so. (Answer Space 4,000 characters)**

The Montgomery County Sustainable Communities Plan is an outgrowth of prior and current comprehensive planning efforts. The General Plan originally adopted in 1964 and most recently updated in 1993, indicates in broad terms those areas suitable for residential purposes, business or industry, agriculture, open space, transportation, recreation and community facilities. The General Plan is based on a "wedges and corridors" concept, which calls for development to be concentrated along the major corridors of growth radiating out from the District of Columbia on major transportation spines. The "wedges and corridors" plan is the platform of the Montgomery County Sustainable Communities Plan (SC) supported by the compatible planning efforts of the municipalities who have planning and zoning authority.

The Montgomery County Sustainable Communities Plan prioritizes higher density near the transit centers (13 Metro stations and 10 MARC stations) each with unique development opportunities reflecting the community and neighborhoods. These opportunities are reflected in the 27 Master Plans, Sector Plans and Functional Plans which further refine specific areas and Gaithersburg, Rockville and Takoma Park plans. They are all supported by a long-term commitment to sustainability by sound integrated planning practices and public and private investment.

This comprehensive planning has resulted in approximately one-third of the County as an Agricultural Reserve. The remainder of the county concentrates development and increased densities in or near transit areas, along major highways and public transportation corridors. The County building upon these successes is furthering the linkages with the planned Purple Line, Corridor Cities Transitway, Inter-County Connector and Bus Rapid Transit.

Montgomery County Government's Smart Growth approach promotes

- Retention and creation of quality high paying jobs
- Sufficient and affordable housing – near mass transit
- Maximizing existing infrastructure and concentrating development near transit
- Preserving the rural and agricultural areas
- Protecting environmentally sensitive areas and important natural resources
- Promoting Green Building techniques
- Redevelopment and clean-up of underutilized sites
- Investment in County owned facilities to support Smart Growth

Over the last ten years, Montgomery County has made great strides in Smart Growth revitalization. Among the many accomplishments are:

- Silver Spring Downtown Revitalization
- Silver Spring Transit Center
- Shady Grove
- Wheaton (on going)
- I-270 Corridor
- Burtonsville (on going)
- Five Business Incubators
- Rockville Core
- Twinbrook Station

- Olde Towne Gaithersburg (on going)
- Kensington Antique Row
- Takoma Park Main Street (on going)
- Montgomery County Government Housing Initiative Fund promoting affordable housing
- Adoption of new zoning categories and incentives that promote transit oriented mixed use development
- Transportation enhancements plans for the Purple Line, Corridor City Transitway and Bus Rapid Transit.
- Precedent setting Bi-County Planning effort for Takoma/Langley/Crossroads Sector Plan.

#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(2) Describe any major investments in community infrastructure -water, stormwater, sewer, sidewalk, lighting, etc. -- that must be undertaken in order to improve the readiness or competitiveness of the proposed SC Area for private investment and compliance (if applicable) with TMDL regulations. Addressing the stormwater during redevelopment can reduce the pollution entering our streams and contribution to the restoration of the Chesapeake Bay. Investments in infrastructure, generally, can be an important catalyst for new private investment in the community. (Answer Space 4,000 characters)**

Several of the highlighted project areas require infrastructure improvements to support the anticipated revitalization efforts. Due to character limitations; the following are representative examples.

The Wheaton project requires the design and construction of a 140,000 square foot platform above the Metro bus bays and station. The White Flint project requires realignment of Executive Boulevard, Old Georgetown Road and Market Street which will set the stage for major redevelopment. The City of Rockville is considering a multi-way boulevard for its portion of Rockville Pike (MD 355) that will allow for enhanced transit and an improved pedestrian and bicycle environment.

The County's stormwater requirements for redevelopment are more stringent than statewide standards. The minimum state requirement for redevelopment is to either remove 50 percent of existing impervious area (i.e. buildings and pavement) or to provide treatment of the first inch of runoff from 50 percent of the redeveloping area. In Montgomery County, the stormwater management requirements for redevelopment are the same as for new development. Therefore, stormwater treatment for the first 2.6 inches of runoff is required for the entire redevelopment project. Redevelopment will thus provide a great opportunity to add stormwater treatment where none existed before or to enhance stormwater treatment constructed to a lesser standard. This will result in greater pollution removal and a reduction in stormwater flows.

The County's stream biological health monitoring program shows that about 50% of the County's streams are in good to excellent condition, and about 50% are in fair to poor condition. The State has issued to date a total of 15 Total Maximum Daily Loads (TMDLs) for water quality impairments to County streams. These set specific numeric limits for nutrients, sediment, and bacteria allowed into these streams. A large watershed in the eastern part of the County also has a TMDL for trash. To meet its MS4 permit, the County has developed watershed-specific and countywide plans to mitigate for existing levels of inadequately controlled impervious surface and to reduce pollutant loadings to meet these TMDLs. The goals for these efforts include meeting water quality standards, maintaining streams with good to excellent biological health conditions, and improving stream biological health in streams with fair to poor quality conditions.

Since less than 4% of Montgomery County's land area remains (outside the Ag Reserve) for greenfield development, most growth will be accommodated through redevelopment of land that is under stormwater control, or is only minimally controlled through older systems.

As part of the new stormwater design requirements, the County is pursuing Environmental Site Design (ESD) approaches using vegetated treatment and infiltration to capture runoff closer to its source. ESD provides for integrating stormwater facilities into the overall design of the development, and providing additional benefits such as enhanced landscaping and trees.

Rockville Water System Upgrades <http://www.rockvillemd.gov/residents/water/index.html>

- Water Treatment Plant Upgrades - series of projects to upgrade the plant further over the coming years.
- Water Line Replacement Program - a 20 year prioritized water line replacement plan. Fire hydrants replaced with new units that meet current color coding standards based upon available fire flow when water mains are upgraded, either through this project or new development,
- Water Meter Replacement Program - replacement of aging residential water meters. Improved meter technology accurately track the amount of usage for billing purposes, monitor and evaluate future water demands and yield more accurate and efficient billing information.

Stormwater infrastructure investment and 'green' infrastructure in particular, will be an important component for new investment in the SC area.

#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(3) Describe policies, initiatives or projects that the community will undertake or expand in order to reduce the SC Area's impact on the environment. Examples include but are not limited to: conservation or management of stormwater through retrofitting of streets and by-ways (Green Streets, rain gardens, etc.); retrofitting of facilities and homes for energy conservation; implementation of "green" building codes and mixed-use zoning; recycling of waste; clean-ups of watersheds; and, encouragement of "Buy Local" approaches that benefit local suppliers and food producers. A comprehensive menu of such actions may be found through the nonprofit Sustainable Maryland Certified initiative. (Answer Space 4,000 characters)**

- Green Building Mandate (Bill 17-06) Public Buildings requires new public facilities to achieve a minimum LEED Silver rating; all new and renovated Montgomery College buildings are achieving LEED Gold Certification and are connected to high efficient central or satellite plants that use ice thermal storage and co-generation strategies to reduce electrical demand and position the College as a leader in Smart Grid efforts.
- Green Building Mandate (Bill 37-06) Commercial and Multi-Family Buildings over 10,000 square feet required to be LEED certified or equivalent; Property tax incentive for commercial and multi-family buildings that significantly exceed green building requirements. Incentives vary depending on type of building and level of LEED achievement.
- Rainscapes Rewards Program -- RainScapes promotes individual action on private property to improve the environment with watershed friendly retrofits. These retrofits focus on things that both reduce stormwater runoff and otherwise positively impact the local watershed environment. Incentives, in the form of RainScapes Rewards rebates, include conservation landscaping, rain gardens, cisterns, rain barrels, green roofs, canopy trees, permeable pavement, pavement removal and dry wells. Additionally, the program seeks to enhance the impact of efforts by both MCDOT and MCDEP Watershed Restoration/CIP projects by clustering efforts to get the maximum environmental benefit on a local scale.
- The Green Business Certification Program [www.mcgreenbiz.org](http://www.mcgreenbiz.org) is a partnership between the Department of Environmental Protection, the Montgomery County Chamber of Commerce, and Montgomery College. It is a voluntary certification program to assist reduction in ecological footprint beyond basic green operational measures for businesses.
- [www.MyGreenMontgomery.org](http://www.MyGreenMontgomery.org) is a one-stop-shop for residents to find local resources and information to complete "green living" projects, find environmental community groups and engage with other County residents about "living green". Main goal of the website is to encourage everyone to decrease their impact on our environment.
- Support to Grassroots Environmental Organizations --Staff support to a number of public-private grassroots environmental organizations including Bethesda Green (as well as grant support over last three years), Silver Spring Green, Green Wheaton and Poolesville Green.
- Montgomery County Food Council – In FY11, County established "Food Day" and soon a "Food Council" whose goal is a more sustainable community food system for the County. Montgomery County Food Council, non-profit organization, received \$25,000 in start up funds.
- Buy Local Challenge – Montgomery County promotes buying FRESH, LOCAL, SEASONAL foods through Agricultural Services website and "Buy Local Week" <http://www.montgomerycountymd.gov/agstmpl.asp?url=/content/ded/agsservices/buylocal.asp>. The County has also supported Local First Wheaton celebrates a vibrant Wheaton by promoting and advocating for independent, locally-owned businesses.
- Urban Tree Planting Program – In Lieu fees for Forest Conservation are used to plant trees on public and private property in urban areas where tree canopy is the lowest. This reduces urban heat island effect, absorbs stormwater and makes our urban areas more livable.
- Strategy for a Sustainable Rockville Comprehensive plan to make Rockville more sustainable and environmentally sensitive. Strategy primarily targets City activities and actions, and promotes and encourages similar actions by individual businesses and residents. The Strategy will be revisited once a year and updated to reflect accomplishments and the addition of new sustainability goals and activities. In addition, progress will be measured and reported annually via a Sustainability Report Card and An Environmental Benchmark Snapshot.

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#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)**

This application represents collaboration by Montgomery County Government, Village of Chevy Chase, town of Chevy Chase View, Town of Barnesville, City of Gaithersburg, Town of Glen Echo, Town of Kensington, City of Rockville, Town of Laytonsville, Village of Martin's Addition, City of Takoma Park, and Prince George's County (Langley/Crossroads neighborhood).

Public participation by community members and stakeholders is a core value for the County and the municipalities. It is a long held belief that public participation in boards, committees, and commissions contributes to the work of County government and provides a valuable service to the community by presenting the concerns and viewpoints of County residents on a variety of issues. Montgomery County Government has over 80 Boards, Committees or Commissions with over 1,200 residents participating.

The five Regional Citizen Advisory Boards will serve as the primary community groups to advise on project implementation. These Advisory Boards provide advice and recommendations to the County Executive and County Council on policy and budget issues, planning and goal setting procedures, and legislative matters; educate the community on governmental structures and services; and act as a facilitator to foster solutions to community problems, needs, and issues.

In addition, the Energy and Air Quality Advisory Committee, Forest Conservation Advisory Committee, Solid Waste Advisory Committee, Sustainability Working Group (air & water quality) and the Water Quality Advisory Group will advise as appropriate.

The individual municipalities elected officials will serve as the Sustainable Workgroup within their jurisdiction with the advice of several volunteer boards and commission such as the Gaithersburg Environmental Affairs Committee. Select advisory boards, task forces and committees, appointed by the Takoma Park City Council, will be engaged in the implementation of the projects and initiatives identified by the municipality. The Rockville Planning Commission, Historic District Commission, Environment Commission, Traffic and Transportation Commission, Recreation and parks board, Rockville Enterprises (RHE) and Rockville Economic Development Inc. (REDI) provide advice to the City of Rockville Mayor and Council.

Creation of yet another board, committee, commission or workgroup is not fiscally prudent especially given the fiscal restraints with our federal, state and local budgets.

## IV. SUSTAINABLE COMMUNITY ACTION PLAN

### **B. Valuing communities and neighborhoods -- building upon assets and building in amenities:**

**(1) What are the key assets that exist in the community upon which the Plan's projects and initiatives will build? Assets may include physical assets such as parks and historic structures and also civic and economic assets such as employers, educational institutions, and cultural organizations and activities. (Answer Space 4,000 characters)**

#### Transportation

A robust transportation system with 13 Metrorail stations, 10 MARC stations, Metrobus, and over 100 miles of Ride On bus service.

- Metrorail provides 40 million trips per year.
- MARC provides 16 trains per day.
- Metrobus provides 22 million transit trips per year.
- The County Ride On bus system consisting of 335 County buses and provides almost 30 million trips per year.

#### Parks

There are 47,800 acres of parkland that provide recreation including 32,700 acres of County parkland, 12,000 acres of State parkland, 3,100 acres of National parkland and 1,000 acres of City of Rockville parkland. The majority of parks are devoted to natural resource protection. Regional Parks comprise 20% of total parkland, of which 67 % is maintained as natural area. The Rock Creek and Anacostia stream valley park systems are particularly important with extensive trail systems. Wheaton Regional and Rock Creek Regional Parks are large parks that are linked by the stream valley park system to all the major development areas within the SC area.

#### Historic Structures

There are many historic structures (see next section) that form a network of assets within our major growth centers. More are being identified as the County ages to the point that post WWII structures come of age. The railroad backbone of the Rockville Pike corridor remains a significant core of both historic and future growth.

#### Employers

The SC area is the home to the Marriot Corporation, Discovery Communications, Human Genome and other major employers. The federal government is a major employer with 45,000 jobs in the National Naval Medical Center, National Institutes of Health, the Food and Drug Administration, the Naval Surface Warfare Center, The Department of Energy, the National Institutes of Standards and Technology, and Naval Research Center.

#### Educational Institutions

##### Montgomery College

The Germantown Campus has vibrant life sciences and biotechnology programs, the College will open a Bioscience Education Center to accommodate growing enrollment demands. A Life Sciences Park will increase the College's contributions to the community and the world beyond.

The largest campus is Rockville, with an enrollment of more than 15,000 full and part-time students. It is readily accessible by bus and the Metrorail and offers more than 600 courses in over 40 areas of study. The Science Center provides much-needed, modernized labs and for the growing science and engineering programs.

The Takoma Park/Silver Spring Campus is located in a dynamic urban neighborhood. It offers a comprehensive educational experience with programs in health sciences and the visual and performing arts. The Health Sciences Center, The Morris and Gwendolyn Cafritz Foundation Arts Center, and the Cultural Arts Center with a 500-seat theater and dance studio offer support for these programs.

The Olde Towne Gaithersburg Business Center, a workforce development component of the College includes the Hispanic Business Center.

##### Universities at Shady Grove

USG offers 70 undergraduate and graduate degree programs from nine respected institutions within the University System of MD at one central location. USG provides daytime, part- and full-time, evening and weekend programs to meet the student needs.

USG is one of only two places in the state where state wide universities are available locally. Input from many partners in business, government, healthcare and education allows USG to continually monitor workforce needs and incorporate new programs to meet growing demand. USG is committed to providing the region with the best prepared workforce possible and assure students successful and rewarding careers after graduation.

#### Cultural and Civic Organizations

The SC area is the home of many cultural and civic organizations. There is a well established network of traditional civic associations. They are key link to community members not traditionally involved with government.

#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(2) What policies, initiatives or projects will reuse or enhance the historical assets, traditional business districts/Main Streets and cultural resources of the community? What actions will reinforce your community's authentic "sense of place" and historic character? (Answer Space 4,000 characters)**

Montgomery County is committed to identifying, documenting, designating, and protecting its historic resources, having put in place a vibrant, active, and diverse array of historic preservation programs and initiatives. The County has established, through the adoption of its Master Plan for Historic Preservation in 1979, a system for integrating historic resources into the comprehensive planning process.

Montgomery County is a Certified Local Government, as is the City of Rockville. The Certified Local Government program is administered in partnership between the National Park Service and the Maryland Historical Trust, the State Historic Preservation Office, with local governments whose preservation programs qualify gaining certified status. Montgomery County adopted its historic preservation ordinance in 1979. The ordinance established the County's historic preservation commission, and established a process for the designation and protection of historic sites and districts. To date, the county has designated 22 historic districts and approximately 430 historic sites. The ordinance provides for the protection of these historic assets, recognizing the need to allow for appropriate alterations that support their reuse and economic viability.

The County has adopted a rehabilitation tax credit program, which provides a ten percent credit for certified maintenance and rehabilitation expenses on County-designated historic resources. This program has supported millions of dollars of private reinvestment in the County's historic resources. In the most recent year, 49 property owners invested nearly \$1 million in tax-credit eligible projects.

The Department of Parks is the steward of more than 100 designated historic resources. Many of these resources are interpreted and open to the public ([http://www.montgomeryparks.org/PPSD/Cultural\\_Resources\\_Stewardship/crs\\_sites2visit.shtm](http://www.montgomeryparks.org/PPSD/Cultural_Resources_Stewardship/crs_sites2visit.shtm)), while others are used for parks operations or rented to private operators.

The County has a state-certified heritage area. The governing entity, Heritage Montgomery Inc., coordinates the heritage area program, establishes a master plan for the heritage area, and administers programming (<http://www.heritagemontgomery.org/>). The heritage area has three interpretive themes celebrating Montgomery County heritage and culture: Farming, highlighting the historical resources, landscapes and culture in the County's 93,000 acre agricultural reserve; Quaker history, focused around the town of Sandy Spring, celebrates the contribution Quakers made to County history, including efforts related to the Under Ground Railroad; and Innovative Technology, celebrating the important history of the Chesapeake & Ohio Canal and the Metropolitan Branch of the B & O Railroad. Significant historical resources associated with each of these themes -- including important cultural landscapes, agricultural buildings and communities, Quaker resources such as Sandy Spring and Woodlawn, the C & O Canal and lock houses, the Monocacy Aqueduct, and more other County historic resources under the protection of the County's Historic Preservation Ordinance. The City of Rockville applied to be included in the Montgomery County State Certified Heritage Area.

Takoma Park is a Maryland Main Street Community, recognized by the MD DHCD. Maryland's program builds on the National Trust Main Street model by emphasizing 'clean, safe, and green.' Takoma Park, a Montgomery County and National Register of Historic Places historic district, has used the Main Street designation and approach to retain and strengthen the economic viability of its historic downtown.

Gaithersburg has two Historic Districts, adjacent to Olde Towne: The Chestnut Meem and the Brookes, Russell, Walker Historic Districts.

The Gaithersburg International Observatory is a National Landmark, and one of only six observatories in the world, used to measure the earth's wobble.

#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(3) Describe policies, initiatives or projects that will increase community access to green spaces, parks and other amenities? A community can gain social and physical benefits from access to a healthy natural environment. The inclusion of complete streets, trails, green space, parks and trees contribute to the character and health of a community. Examples might include improvements to the tree canopy by planting street trees, improving local neighborhood streams, or reusing a vacant lot for a new community park or playground.** *(Answer Space 4,000 characters)*

Planning stream valley parkland both for environmental protection and for access to nature for its residents is a high priority. The SC contains a robust park system (as previously described) with links to all its abutting communities. An extensive trail system, including hiker/biker trails, plus an expansive planned bikeway network are in various stages of implementation. Bike sharing is in the beginning stages in Silver Spring, Takoma Park and Bethesda. All community master plans have specific recommendations to create green and complete streets, multi-way boulevards, and improve connections between existing parks and residential and commercial areas. Many of these connections are made difficult by challenging topography, intervening developed parcels and major roadways. Many recent plans have significant new open spaces planned including civic greens, neighborhood parks and private green space requirements. All recent master and sector plans have design guidelines that give direction on accommodating all uses in the right-of-way and improving the urban environment. The Takoma Langley Crossroads Sector Plan for example, advocates for the reconstruction of University Boulevard and New Hampshire Avenue as a multi-way boulevard with tree canopy.

County Road Code contains elements of a Complete Streets program, but implementation is difficult. The public right-of-way has to accommodate utilities, vehicles, bikes, pedestrians, trees and stormwater management. Some of these accommodations are provided by private developers as part of larger projects, but most must be provided by the county, particularly in the SC area. Additional efforts are continuing to coordinate the activities and regulations of all agencies affecting the right-of-way and the County Council is considering further action to strengthen the policy.

Increasing tree canopy is a goal that is reflected in several recently approved plans for urban areas within the SC. Those include:

- Germantown Employment Center (30-40% goal)
- White Flint (15-30% goal)
- Twinbrook (30% goal)
- Great Seneca Science Center (15-30% goal)
- Wheaton (15% of surface parking areas)

County Forest Conservation Program has recently been amended to allow a portion of in-lieu fees collected for sites that cannot plant forest to be used for urban tree planting.

Both the Department of Parks and the Department of Environmental Protection have an active stream restoration programs that are undertaken as part of the approach to meeting water quality requirements as funding permits.

The City of Rockville takes stewardship of its natural resources very seriously and has developed many programs to help residents live in harmony with their natural world. Listed below are policies, programs and activities underway to achieve that goal.

- Open area and public use space requirements of between 5 and 10% in mixed use zones, with fee-in-lieu option on a case-by-case basis.
- Impervious surface requirements in all zones.
- Parks, Recreation and Open Space (PROS) Plan: [http://www.rockvillemd.gov/pros/PROS\\_3-15-10.pdf](http://www.rockvillemd.gov/pros/PROS_3-15-10.pdf)
- Complete Streets policy: [http://www.rockvillemd.gov/transportation/pdf/complete\\_streets\\_policy\\_adopted.pdf](http://www.rockvillemd.gov/transportation/pdf/complete_streets_policy_adopted.pdf)

City of Rockville Environmental Sustainability Initiatives including Wildlife policies, natural neighbors, invasive species program, conservation landscaping, community wildlife habitat, street tree, watershed assessments, farmer's markets, garden plot, nature center and integrated pest management strategy (IPM).  
<http://www.rockvillemd.gov/environment/index.html>

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#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)**

This application represents collaboration by Montgomery County Government with ten Montgomery County municipalities and Prince George's County.

Public participation by community members and stakeholders is a core value for the County and the municipalities. It is a long held belief that public participation in boards, committees, and commissions contributes to the work of County government and provides a valuable service to the community by presenting the concerns and viewpoints of County residents on a variety of issues. Montgomery County Government has over 80 Boards, Committees or Commissions with approximately 1,200 residents participating.

The five Regional Citizen Advisory Boards will serve as the primary community groups to advise on project implementation within their region. These Advisory Boards provide advice and recommendations to the County Executive and County Council on policy and budget issues, planning and goal setting procedures, and legislative matters; educate the community on governmental structures and services; and act as a facilitator to foster solutions to community problems, needs, and issues.

In addition, the Historic Preservation Commission, Recreation Advisory Boards, Kensington Chamber of Commerce, and Silver Spring Chamber of Commerce will be consulted as appropriate.

The individual municipalities elected officials will serve as the Sustainable Workgroup within their jurisdiction with the advice of several volunteer boards and commission such as the Gaithersburg Environmental Affairs Committee, Takoma Park Façade Advisory Board, Takoma Junction Taskforce, Takoma Langley Crossroads CDA, Washington Adventist Hospital Land Use Committee, Rockville Planning Commission, Rockville Historic District Commission, Rockville Environment Commission, Rockville Traffic and Transportation Commission, Rockville Recreation and Parks Board, Rockville Housing Enterprise (RHE), Rockville Economic Development Inc. (REDI).

Creation of yet another board, committee, commission or workgroup is not fiscally prudent especially given the fiscal restraints with our federal, state and local budgets.

## IV. SUSTAINABLE COMMUNITY ACTION PLAN

### C. Enhancing economic competitiveness

**(1) What economic development policies, initiatives or projects will improve the economy through investments in small businesses and other key employment sectors? What economic development and business incentives will you build upon or implement as part of the SC Plan? Examples could include but are not limited to: green-taping for expedited project application review; permitting and inspection; job training; business tax credits; and, revolving loan funds. (Answer Space 4,000 characters)**

Montgomery County's Economic Development Vision is a globally competitive and highly diversified knowledge-based economy that provides for the retention and growth of existing companies, stimulates new job creation and enhances entrepreneurial opportunities. Municipalities partner with the County on a number of these.

Broad economic development goals with selected action items form the framework for the Economic Development Strategy (full text available at SMARTMontgomery.com):

1. Retain and grow existing businesses, strategically attract new ones, and enhance entrepreneurial opportunities; work to ensure that all business sectors benefit from the knowledge based economy.
  - a. Re-establish Economic Advisory Council to provide ongoing guidance on economic development matters.
  - b. Organize networking seminars and facilitate federal contracting forums
  - c. Create more opportunities for County based firms to compete for County contracts
  - d. Create a one-stop small business center and on line portal to assist new entrepreneurs as well as existing businesses
  - e. Increase the base of financial incentives for existing businesses, such as the Technology Growth fund, Small Business Revolving Loan Fund and the Impact Assistance Fund, and seek new incentives.
  - f. Advance the economic development opportunities created by green building laws and climate change legislation
  - g. Emphasize smart-growth and sustainable design principles to enhance economic vitality and improve the local quality of life through higher density and mixed use projects.
2. Adapt to a more competitive business climate by creating an environment where knowledge-based industries and small businesses thrive
  - a. Enhance economic development incentive program
  - b. Develop a green economy strategy and nurture a green/clean technology cluster
  - c. Enhance the development and availability of knowledge workers through specialized efforts to recruit workers with the skills need for targeted industries.
  - e. Fund marketing campaigns and enhance marketing features of DED's website
3. Foster creative and strong partnerships with academia, the federal research community, the private sector and various levels of government to pursue innovative projects, policies and best practices that support business growth and expansion
  - a. Coordinate policies with other governmental entities to ensure a supportive environment for cluster development and small business development
  - b. Work with M-NCPPC to ensure that transit oriented development occurs around our Metro stations, and that businesses have input in the plans for growth.
  - c. Engage in public-private project to revitalize town centers and provide strategic redevelopment opportunities
  - d. Ensure that BRAC consolidations create opportunities for County-based firms and create the necessary infrastructure to support that growth
  - e. Work with technology companies to train dislocated workers, low income adults, older workers, disadvantage workers and youth
4. Establish global linkages to facilitate business opportunities abroad, attract international investment, and foster trade and joint ventures for County businesses
  - a. Facilitate international networks for County based businesses so they can benefit from emerging market trends, business intelligence and global opportunities
  - b. Strengthen relations with international organizations that have business ties to Europe, Asia and Latin America.
  - c. Capitalize on the County's unique demographic profile, which provides local and international companies with employees well versed in multiple cultures and languages
  - d. Expand the Business Innovation Network's portfolio of international companies.

The County offers green taping for projects within an enterprise zone or projects with strategic economic development potential. New Jobs Tax Credits, Enhanced Jobs Tax Credits and Enterprise Zone Tax Credits, and a variety of loan programs for eligible projects are offered.

#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(2) What workforce development policies, initiatives or projects will increase access to jobs and economic opportunity for residents in the SC Area? Do you have a goal for job creation? Are green jobs an opportunity in the jurisdiction or SC Area? (Answer Space 4,000 characters)**

The mission of the Montgomery County Division of Workforce Services (DWS) is to ensure that Montgomery County has a well-prepared, educated, trained, and adaptable workforce to meet current and future needs of business, and that the County workforce has the tools and resources to successfully compete in a global economy.

DWS is advised by a 30-member Workforce Investment Board (WIB), composed of business representatives (51%), community leaders and public officials.

DWS is funded by the federal government, State and Montgomery County. The majority of funds support the One-Stop career system. This system, operated locally as MontgomeryWorks, provides vocational assessment, job readiness and job training and job placement services to dislocated workers, low-income adults, older workers, disadvantaged workers and youth. The WIB provides policy oversight and guidance for the expenditure of these funds enabling local business, public and private sectors to work collaboratively in meeting the workforce development needs of Montgomery County. Services are provided at the MontgomeryWorks One-Stop Workforce Centers in Wheaton and Germantown, which are operated as a consortium with the Maryland Department of Labor, Licensing and Regulation and the Workforce Solutions Group and numerous other non-profit and local agency partners. MontgomeryWorks served more than 14,000 adult and youth residents in FY10 with core services, intensive counseling services and occupational skills training.

In early 2009, the County Executive commissioned the 29-member Green Economy Task Force for the purpose of charting "a bold new course for Montgomery County focused on creating opportunities for new and existing 'green' businesses, spurring innovation, increasing employment, and developing next generation technologies."

The Task Force's report includes recommendations to:

- Use County facilities as demonstration spaces for local green technologies;
- Position Montgomery County as an early adopter of smart-grid
- Coordinate with the M-NCPPC to ensure its proposed zoning code re-write allows and encourages the use of renewable energy components
- Create a small farm incubator
- Create a public/private partnership that will invest in early-stage green technology companies
- Expand green jobs training for students and the general workforce.

Since May 2010, the following were accomplished:

- Opening of the Bethesda Green Business Incubator via a partnership between Montgomery County and local, green, non-profit Bethesda Green
- Creation of the Montgomery County Clean Energy Buyers Group, comprised of County jurisdictions and agencies, that is one of the largest green power purchasers in the nation. The Group recently increased its annual purchase to 161 million kilowatt-hours (kWh), boosting its ranking to number four on the U.S. Environmental Protection Agency's Top 20 Local Government list and 22 on their National Top 50 list
- Support of an 11-member Nonprofit Energy Alliance enabling them to purchase clean energy from Montgomery County based green energy supplier Clean Currents in May 2010
- Attainment of a County Green Business Certification by 20 local businesses, and;
- Application of federal stimulus funds to County initiatives, including green jobs workforce training and building retrofits
- Montgomery County's progressive initiatives and programs to green the local economy were recognized by the National Association of Counties (NACo) at its Green Economy conference.

In 2010, Gaithersburg developed an economic development toolbox, funded with local dollars, to provide incentives to businesses and commercial properties that provide "stable, well-paying jobs."

#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(3) Describe whether the Sustainable Community will be impacted by the Base Re-alignment and Closure (BRAC) activities in Maryland. If impacted, how do the initiatives and projects in your Plan complement BRAC-related growth? (If not applicable, all ten points will be assessed based on answers to questions 1, 2, and 4) (Answer Space 4,000 characters)**

The most notable BRAC action is the establishment of the new Walter Reed National Military Medical Center (WRAMC) on the campus of Naval Support Activity-Bethesda (NSAB, commonly known as Bethesda Naval Hospital). This is the consolidation of the Walter Reed Army Medical Center, formerly located in Washington DC, and the former National Naval Medical Center in Bethesda. Under the 2005 BRAC law, WRAMC closed and most of its functions were relocated to the NSAB campus, adding 2500 personnel – an increase of almost 33% -- and doubling the number of visits to the campus every day.

While this consolidation is enabling the Department of Defense to provide world class care to our nation's wounded, active and retired warriors and their families, the consolidation is having dramatic impacts on the surrounding community. In particular, increased activity at NSAB is placing significant strains on the area's transportation infrastructure which is already at capacity. Major intersections that are already failing simply cannot handle the increased traffic.

For the short term, NSAB has instituted transportation demand management practices to encourage its personnel to use alternative forms of transportation or to alter the times of their commutes. Notably, the number of new parking spaces has not kept pace with the large increase in personnel, requiring personnel to use transit, carpools, and other ways to commute. Montgomery County has constructed new and renovated bike paths and sidewalks to facilitate pedestrian access to the NSAB campus.

Montgomery County and the State of Maryland have coordinated on long term projects to improve access to the Medical Center Metro Station and to improve traffic and pedestrian operations at major intersections that serve NSAB. The State had already programmed approximately \$30 million for initial phases of the intersections projects, and Congress has appropriated \$9.4 million for this project. This year the Department of Defense (DOD) committed \$28.1 million for the Metro Station project, and DOD recently approved proposals for an additional \$40 million for this project and \$48.9 million for the intersections projects.

When these projects are complete, it is expected that traffic will move a little better than it does today, even with the anticipated increases in traffic. In particular, the Metro Station project will create new entrances to the Metro Station and eliminate the conflicts between people and vehicles along Maryland 355 (Rockville Pike) that compromise pedestrian safety and create gridlock. In the long run, this project will serve transit ridership and reduce reliance on single occupancy vehicles.

There are other BRAC actions affecting Montgomery County. Significant growth at Fort Meade, located nearby in western Anne Arundel County, will bring thousands of primary and secondary new jobs to the area. It is anticipated that this will bring new residents to Montgomery County. The State of Maryland is upgrading MARC rail service to the area and providing shuttle bus service between MARC stations and the base.

Another BRAC action is taking place in west Bethesda, near Glen Echo. The headquarters of the National Geospatial-Intelligence Agency (NGA) has vacated the site and relocated its 3000 employees to Fort Belvoir, VA. In its place, the Office the Director of National Intelligence is establishing the Intelligence Community Campus-Bethesda (ICCB). It is expected that personnel at the ICCB campus when it is fully established in a few years will approximate the number of NGA personnel. In an effort to reduce congestion, DOD will provide enhanced shuttle bus service between local Metro Stations and the ICCB.

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#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)**

This application represents collaboration by Montgomery County Government with ten Montgomery County municipalities and Prince George's County.

Public participation by community members and stakeholders is a core value for the County and the municipalities. It is a long held belief that public participation in boards, committees, and commissions contributes to the work of County government and provides a valuable service to the community by presenting the concerns and viewpoints of County residents on a variety of issues. Montgomery County Government has over 80 Boards, Committees or Commissions with approximately 1,200 residents participating.

The five Regional Citizen Advisory Boards will serve as the primary community groups to advise on project implementation within their region. These Advisory Boards provide advice and recommendations to the County Executive and County Council on policy and budget issues, planning and goal setting procedures, and legislative matters; educates the community on governmental structures and services; and acts as a facilitator to foster solutions to community problems, needs, and issues.

The individual municipalities elected official will serve as the Sustainable Workgroup within their jurisdiction with the advice of several volunteer boards and commission such as the Gaithersburg Economic and Business Development Committee and Olde Towne Advisory Subcommittee. Select advisory boards, task forces and committees, appointed by the Takoma Park City council, will be engaged in the implementation of the projects and initiatives identified by the municipality. The Rockville Economic Development Inc. (REDI) citizen board oversees Rockville's economic development strategies, in coordination with the Mayor and Council.

Creation of yet another board, committee, commission or workgroup is not fiscally prudent especially given the fiscal restraints with our federal, state and local budgets.

## IV. SUSTAINABLE COMMUNITY ACTION PLAN

### **D. Promoting access to quality affordable housing.**

**(1) What housing policies, initiatives or projects will expand housing choices - rental and homeownership -- for people of a range of ages, incomes, and also for disabled individuals? How will these actions address the current housing conditions and needs noted in Section II? (Answer Space 4,000 characters)**

The Housing Element of the General Plan recommends the following to address the current housing conditions and projected future needs:

- Conserve stable neighborhoods and existing housing stock
- Concentrate new housing in mixed-use, transit oriented areas
- Close the affordability gap
- Increase infill housing opportunities
- Coordinate infrastructure investment in existing and new neighborhoods
- As older strip commercial areas and surface parking lots are redeveloped, include housing and improve non-vehicular connectivity
- Strengthen the stability of established neighborhoods through targeted programs
- Encourage neighborhood diversity through a range of units sizes, types
- Create mixed-use neighborhood diversity with small retail businesses/basic services in walking distance of housing.
- Develop programs to help small households and seniors find and occupy housing that is right-sized for their needs
- Create pedestrian-oriented public spaces to support the needs of a divers population
- Include affordable housing in all suitable public building projects
- Encourage new/innovative construction techniques/products, such as green technologies and modular components.

In addition to the MPDU requirement, Gaithersburg Code mandates a 7.5% Workforce Housing Unit (WFHU) allocation in all homeownership developments. Effective June 2012, Gaithersburg will have a dedicated Housing Initiative Fund to support affordable housing programs unrelated to the MPDU/WFHU ordinance.

City of Rockville Affordable Housing Programs:

MPDU Program: <http://www.rockvillemd.gov/residents/MPDU/index.html>

Low Interest Loans for Housing Rehabilitation:

<http://www.rockvillemd.gov/residents/homeimprove.htm>

Rockville Housing Enterprises: <http://www.rockvillehe.org/>

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#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(2) Will these housing initiatives or projects increase access to transit or community walkability and/or decrease transportation costs? In other words, will the housing investments result in more people living near work or town centers, or able to more conveniently reach work, school, shopping and/or recreation?** *(Answer Space 4,000 characters)*

These initiatives and policies support the transformation of an auto-oriented suburban development pattern into urban centers of residences and businesses where people walk to work, shops and transit. Offices and plazas are full of workers during the day. At night and on weekends people attend the theater, visit galleries, and eat out. In the summer, people are out enjoying evening activities. Cultural and retail destinations are located in and around the civic core, the open space system, and the walkable street grid unite to energize each of the transit hubs. These will be vibrant and sustainable urban centers than can adapt and respond to existing and future challenges.

City of Rockville:

It is anticipated that all future moderately priced dwelling units (MPDUs) will be provided as a result of the redevelopment of the commercial areas, all of which have access to transit and other amenities.

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#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(3) What is your goal for of number of units to be created of affordable workforce housing, rental and homeownership? What populations (by income or special needs) will benefit from this increased access to affordable housing? (Answer Space 4,000 characters)**

As a part of the Housing Element of the General Plan (March 2010), an Affordable Housing Gap Analysis was conducted. Demand is based on what existing and projected households in the County could pay today at maximum affordability (30% of household income) if they needed housing. No distinction was made between demand for rental vs. owned housing.

- The current (2009) shortfall of 50,000 units will grow to 62,000 units by 2030.
- More than 1,100 people are homeless in Montgomery County, and 56% of those are in families.
- Since 1999, rising home values have priced 50,000 existing housing units beyond the financial capacity of moderate-income households.
- The current rate of affordable housing production cannot keep pace with price increases that are removing these units from the market.
- Affordability crisis will move up the income ladder from households earning less than \$90,000 to those earning less than \$120,000.
- More senior residents who are aging in place will require community based services.

The population is forecasted to exceed 1 million by 2013 and add 172,000 residents between 2010 and 2030. Due to declining household size, households are expected to grow faster than the population and change their housing requirements. The greatest needs will be for seniors, young households, large families, and people with special needs. There will be strong and growing rental demand.

The Housing Element of the General Plan concludes "Thus, a combination of forces – a shrinking supply of developable land, higher land costs, rising energy prices, shifts in the county's demographic profile, and environmental constraints – direct us to housing policies that look inward rather than outward to accommodate the housing needs of the next generation for homes and communities that are balanced, convenient, and sustainable."

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#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)**

This application represents collaboration by Montgomery County Government with ten Montgomery County municipalities and Prince George's County.

Public participation by community members and stakeholders is a core value for the County and the municipalities. It is a long held belief that public participation in boards, committees, and commissions contributes to the work of County government and provides a valuable service to the community by presenting the concerns and viewpoints of County residents on a variety of issues. Montgomery County Government has over 80 Boards, Committees or Commissions with approximately 1,200 residents participating.

The five Regional Citizen Advisory Boards will serve as the primary community groups to advise on project implementation within their region. These Advisory Boards provide advise and recommendations to the County Executive and County Council on policy and budget issues, planning and goal setting procedures, and legislative matters; educate the community on governmental structures and services; and act as a facilitator to foster solutions to community problems, needs, and issues.

The individual municipalities' elected officials will serve as the Sustainable Workgroup within their jurisdiction with the advice of several volunteer boards and commission. Select advisory boards, task forces and committees, appointed by the Takoma Park City council, will be engaged in the implementation of the projects and initiatives identified by the municipality.

The Gaithersburg Planning Commission is a five member body which directs growth and development in the City by reviewing all annexation requests, zoning applications, subdivision plats, site development applications and plans for municipal improvements.

In addition, the City of Rockville has boards and commissions on housing (Rockville Housing Enterprises), human services, etc. who advise the Mayor and Council on policy.

Creation of yet another board, committee, commission or workgroup is not fiscally prudent especially given the fiscal restraints with our federal, state and local budgets.

## IV. SUSTAINABLE COMMUNITY ACTION PLAN

### **E. Support transportation efficiency and access.**

**(1) What policies, strategies and projects are envisioned to strengthen the transportation network that affects the proposed SC Area? How will these initiatives support transportation choices (including walking, bicycling, bus or rail transit, and carpooling) or otherwise promote an efficient transportation network that integrates housing and transportation land uses? (Answer Space 4,000 characters)**

Montgomery County's overall policy for guiding development and the supporting transportation infrastructure is contained in the General Plan Refinement of 1993. It is in this document where the emphasis shifted from accommodating travel demand in the conventional sense to providing mobility options through alternative modes and a mix of land uses.

The overall objective as presented in the General Plan Refinement includes:

"Enhance mobility by providing a safe and efficient transportation system offering a wide range of alternatives that serve the environmental, economic, social, and land use needs of the County and provide a framework for development."

Key objectives as outlined in the General Plan Refinement include (among others) the following:

- Develop an interconnected transportation system that provides choices in the modes and routes of travel.
- Provide a transit system in appropriate areas of the County that is a viable alternative to single-occupant vehicle travel.
- Provide pedestrians and bicyclists safe, direct, and convenient means of travel for transportation and recreation.

Each objective is further segmented by specific strategies. As an example, there are strategies to preserve right of way, improve east-west travel within the County, devise mixed land uses that encourage shorter trips, manage the supply and price of parking, etc.

There are a number of projects underway that derive from the policies and strategies initially outlined the General Plan Refinement of 1993. These include:

- A comprehensive re-write of the Zoning Code with emphasis on flexible approaches to attaining quality mixed use projects compatible with the surrounding areas.
- A Master Plan of Highways amendment exclusively focused on protecting right of way for the eventual implementation of a Countywide Bus Rapid Transit Network.
- A series of Purple Line Station Area Sector Plans to ensure that reinvestment and transitions resulting from the eventual construction and operation of this light rail line are compatible with the individual community's vision for the station areas.

#### Sustainable Communities Connection or Proximity to Transportation Centers

The communities by design are largely located on existing or planned high capacity transit lines or centers. Maps depicting the transit lines and associated activity centers (along with household densities) are presented at Tab 9).

A key component of our on-going planning is to monitor existing and forecast jobs and housing densities in the station areas. In doing so, we are able to measure how well growth is focused in large part in those areas where the transit infrastructure is either existing or planned.

The City of Rockville's transportation policies are focused on encouraging multi-modal transportation options.

#### Transportation Demand Management

<http://www.rockvillemd.gov/transportation/ctr.html>

#### Bicycle policies/Bicycle Master Plan

<http://www.rockvillemd.gov/recreation/bicycling/index.html>

Pedestrian Policies

[http://www.rockvillemd.gov/transportation/pdf/Pedestrian\\_Policies.pdf](http://www.rockvillemd.gov/transportation/pdf/Pedestrian_Policies.pdf)

Complete Streets Policy

[http://www.rockvillemd.gov/transportation/pdf/complete\\_streets\\_policy\\_adopted.pdf](http://www.rockvillemd.gov/transportation/pdf/complete_streets_policy_adopted.pdf)

#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(2) If applicable, describe the SC Area's connection or proximity to transportation centers (e.g. Metro, MARC, and light rail stations) and describe opportunities for Transit - Oriented Development (TOD). Will Plan strategies and projects contribute to jobs/housing balance or otherwise provide a mix of land uses that can be expected to reduce reliance on single-occupancy automobiles? (If transit or TOD is not applicable in your community, all points in this section will be based on questions 1 and 3) (Answer Space 4,000 characters)**

The compact, walkable, and green community envisioned for the SC area fully integrates all aspects of sustainability. It accommodates new residents and businesses while reducing land consumption and vehicle miles traveled, improving our carbon footprint, and water and air quality.

Sustainability is defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs. A sustainable environment integrates economic viability, environmentally conscious design, social equity and renewable energy sources. The compact, walkable and green community envisioned for White Flint for example integrates many aspects of sustainability. It accommodates new residents and businesses while reducing land consumption and vehicle miles traveled, thereby reducing the carbon footprint from new development.

Urban development patterns served by transit can reduce dependence on the automobile. An expanded street grid with adequate sidewalks and street trees can encourage people to walk or bicycle to local services or destinations. Energy conservation, onsite energy generation, or renewable energy sources will reduce the costs of energy transmission. Energy efficient building design reduces energy costs for building materials and energy usage. On-site stormwater management improves water quality and quantity. Street trees add to the tree canopy and reduce the heat island effect. Vertically integrated mixed uses put services in easy reach of residents. Emphasis on residential development will provide more affordable housing and expand opportunities for economic diversity located near transit and services.

There are a number of projects underway that derive from the policies and strategies initially outlined the General Plan Refinement of 1993. These include:

- A comprehensive re-write of the Zoning Code with emphasis on flexible approaches to attaining quality mixed use projects compatible with the surrounding areas.
- A Master Plan of Highways amendment exclusively focused on protecting right of way for the eventual implementation of a Countywide Bus Rapid Transit Network.
- A series of Purple Line Station Area Sector Plans to ensure that reinvestment and transitions resulting from the eventual construction and operation of this light rail line are compatible with the individual community's vision for the station areas.

The projects highlighted in section V (1) & (2) (East County Science Center, Wheaton, White Flint, Life Science Center, Silver Spring, Gaithersburg, Rockville and Takoma Park) typify the best practices in Transit Oriented Development. They maximize access to transit options, provide a balance of mixed-uses, and offer employment opportunities within a walkable setting.

Due to space limitations within the application framework, only one project per region and one project for the three largest municipalities are highlighted. Many smaller yet important projects are developing within the County and the municipalities within the Sustainable Communities area.

The Takoma Park project, New Hampshire Avenue Corridor, is a partnership between Takoma Park and Prince George's County. This project is precedent setting. The planning effort was a Bi-County Planning effort which recognizes that for the residents in the Takoma/Langley/Crossroads area, they are one community whether in Montgomery County or Prince George's County. Succeeding in sustainable redevelopment for this community will require that same precedent setting multi-jurisdictional cooperation.

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#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(3) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)**

In addition to the five regional advisory boards, the Wheaton Redevelopment Advisory Committee, Wheaton Urban District Advisory Board, Silver Spring Urban District Advisory Board, Silver Spring Urban District, Silver Spring Transportation Management Committee, Friendship Heights Transportation Management Committee, Bethesda Transportation Management Committee and the elected representatives of the participating jurisdictions are key to the implementation of these initiatives within their geographic areas.

At the municipal level, the Gaithersburg Transportation Committee will advise on local transportation issues. The City of Rockville's Traffic and Transportation Commission and the Rockville Bicycle Advisory Committee will be consulted on Rockville initiatives and projects.

Creation of yet another board, committee, commission or workgroup is not fiscally prudent especially given the fiscal restraints with our federal, state and local budgets.

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## **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

### **F. Coordinating and Leveraging Policies and Investment**

**(1) What specific steps will the Sustainable Community Workgroup take to coordinate policies and funding streams to remove barriers to investment and maximize and increase funding in the proposed Sustainable Community Area? (Answer Space 4,000 characters)**

The five Regional Citizen Advisory Boards will serve as the Sustainable Community Workgroup for projects within those areas of the County not within the corporate limits of a municipality. The Regional Citizen Advisory Boards will advise on project implementation within their region. These Advisory Boards provide advice and recommendations to the County Executive and County Council on policy and budget issues, planning and goal setting procedures, and legislative matters; educate the community on governmental structures and services; and act as a facilitator to foster solutions to community problems, needs, and issues.

Creation of yet another board, committee, commission or workgroup is not fiscally prudent especially given the fiscal restraints with our federal, state and local budgets.

The coordination of policies and funding streams is the purview of the County and municipal governments. In addition, opportunities to obtain alternative funding sources and designations are within the prerogative of the County and municipal governments.

Initiatives and projects are vetted with the Regional Center Directors and Regional Citizen Advisory Boards during development and briefed on proposed Capital Improvement Projects.

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#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(2) How is the proposed Sustainable Community Plan consistent with other existing community or comprehensive plans? (Answer Space 4,000 characters)**

The Montgomery County Sustainable Communities Plan is an outgrowth of prior and current comprehensive planning efforts. The General Plan originally adopted in 1964 and most recently updated in 1993, indicates in broad terms those areas suitable for residential purposes, business or industry, agriculture, open space, transportation, recreation and community facilities. The General Plan is based on a "wedges and corridors" concept, which calls for development to be concentrated along the major corridors of growth radiating out from the District of Columbia on major transportation spines. The "wedges and corridors" plan is the platform of the Montgomery County Sustainable Communities Plan (SC) supported by the compatible planning efforts of the municipalities who have planning and zoning authority.

The Montgomery County Sustainable Communities Plan prioritizes higher density near the transit centers (13 Metro stations and 10 MARC stations) each with unique development opportunities reflecting the community and neighborhoods. These opportunities are reflected in the 27 Master Plans, Sector Plans, the Functional Plans which further refine specific areas and Gaithersburg, Rockville and Takoma Park plans. They are all supported by a long-term commitment to sustainability by sound integrated planning practices and government investment.

## IV. SUSTAINABLE COMMUNITY ACTION PLAN

**(3) How will the Plan help leverage and/or sustain more private sector investments?** *(Answer Space 4,000 characters)*

Some of the efforts to sustain more private investment include:

Commercial Residential Zones (CR Zone), creation of zones near transit hubs that promote mixed commercial and residential uses at varying densities to provide sustainable development where people can live, work and find services and amenities while minimizing automobile use.

City of Rockville MX zones, which allow a mix of uses with higher densities closest to transit.

Housing Initiative Fund, is a locally funded housing trust fund that receives revenue from a variety of sources.

Goals of the fund include renovating distressed properties, preserving the affordability of units, creating housing for resident with special needs, creating mixed-income communities and making sure that housing programs build neighborhoods.

Progressive legislation, including the recent passage of the nation's first local biotech investment tax credit that leverages private sector investment in promising bioscience companies, and legislation allowing the County to make equity investments in technology companies;

Approval of targeted master plan development, such as the Great Seneca Science Corridor Plan that calls for 17.5 million square feet of focused life sciences development. The Plan is expected to transform the County's Shady Grove Life Sciences Center into an integrated, transit-served hub that provides expanded medical, research and academic facilities complemented by an array of housing, services and amenities for residents, professionals and visitors. . It is also anticipated that there will be continued involvement in the Rockville town center

Strategic public-private partnerships designed to capitalize on the County's 19 federal research and regulatory agencies, such as the National Institutes of Health, the Food and Drug Administration, and the National Institute of Standards and Technology, and leading academic institutions including Johns Hopkins University, the University of Maryland and Montgomery College. In February, the County signed a Memorandum of Understanding with Johns Hopkins University that will advance the biosciences industry, enhance higher education and workforce development, and forge long-lasting collaborative relationships between private industry, higher education institutions and government interests.

**Economic Development Fund Grant/Loan Program**

Provides flexible, low-cost financing for expanding and newly located county businesses that demonstrate a significant economic impact. The EDF is strategically used to attract private sector capital investment and the creation of high-paying jobs. Loans generally range between \$5,000 - \$100,000; higher amounts are possible for businesses involved in large expansion projects.

**Montgomery County Technology Growth Program**

Provides gap financing for emerging technology-based companies with innovative products or services. The TGP is used as a tool to create jobs in high-technology fields, leverage private investment in County businesses, nurture technology development entrepreneurship and facilitate the construction and improvements of technology facilities. Disbursements from the fund typically range between \$10,000- \$100,000.

The TGP assistance is typically in the form of a "no-risk" grant that converts to a loan if at any time within five years from the grant disbursement date the applicant generates pre-negotiated annual net revenues or obtains a pre-negotiated level of aggregate equity financing. The grant remains a grant if the applicant fails to meet these predetermined performance measures.

**Small Business Revolving Loan Program**

Provides financing for small business development/expansion. Program qualification County small businesses with gross revenues of less than \$5,000,000 annually and less than 75 employees. Program intends to leverage private sector and other governmental funds and the average size of the program assistance is \$5,000-\$100,000, w/ max. 5 year term; collateral required.

## V. PROGRESS MEASURES

### **For the Plan parts of section IV (A through F):**

#### **(1) List the specific outcomes that the Plan seeks to produce. (Answer Space 4,000 characters)**

Due to space limitations the following are examples of outcomes, one project is highlighted for each region and three largest municipalities. For a more comprehensive list of outcomes see relevant sector plan.

#### East County Region

##### East County Science Center

- Create unique World Class Bio/Life Science, Education and Research Community
- Explore transit solutions to address road capacity
- Redevelopment underutilized industrial land
- Preserve & enhance existing neighborhoods
- Examine infrastructure needs such as parks, transportation and facilities.

Burtonsville is another project area.

#### Mid County Region

##### Wheaton CBD

- Create Transit Oriented Development at Wheaton metro
- Better balance of residential & commercial uses
- Maintain residential character of adjacent neighborhoods
- Provide housing mix that includes moderate-income housing, workforce housing and live work units
- Create opportunities to retain & sustain viable local small businesses, and maintain Wheaton's unique character.

Other project areas are Forest Glen, Kensington, Glenmont and Olney.

#### Bethesda Chevy Chase Region

##### White Flint

- Transform 430 acres of suburban shopping centers and surface parking into a vibrant, mixed use, urban center with public amenities, streetscape improvements & facilities within one quarter-mile of Metro station
- Create 5.69 million s.f. of nonresidential development and 9,800 residential units including affordable and workforce housing
- Reconstruct MD Route 355's 150 foot right of way into a walkable urban boulevard
- Realignment Executive Boulevard and Old Georgetown Road

Other projects areas include Bethesda and Friendship Heights

#### Up County Region

##### Life Science Center (LSC)

- Transform LSC into a dynamic live/work community while ensuring growth opportunities for research, medical and bioscience interests
- Align Corridor City Transitway (CCT) through LSC and provide four transit stations
- Concentrate density, building height, & civic green spaces at CCT stations
- Replace Public Safety Training Academy with mixed use residential community
- Maintain established residential neighborhoods

Other project areas include the Shady Grove and preservation of contributing neighborhoods.

#### Silver Spring Region

##### Silver Spring

- Expand Silver Spring Metro
- Design & construct mixed used facility (60,000 s.f. comprehensive library, 20,000 s.f. art gallery and classrooms. The Library is Purple Line station.
- Develop and preserve affordable housing
- Improve connectivity and walkability
- Create opportunities to strengthen & retain viable local small businesses, & ethnic charm

Other project areas include Purple line developments in Long Branch and Crossroads.

#### Municipalities

##### Gaithersburg

- 
- Develop housing
  - Redevelop underutilized commercial property
  - Retain & sustain viable local businesses
  - Develop innovative planning tools to support sustainable development along transit corridors
  - Obtain state recognition for sustainability effort

Rockville Town Center, Rockville Metro and Twinbrook Metro Stations

- Expand transit oriented development within walking distance of the Rockville Metro Stations
- Improve pedestrian environment of Town Center & Metro Station areas
- Maintain character of existing residential neighborhoods
- Provide housing mix that includes low and moderate income housing
- New developments include state of the art stormwater management and environmental features

Takoma Park/Prince George's County New Hampshire Ave. Corridor

Bi-County Takoma/Langley/Crossroads

- Redevelop underutilized & obsolete commercial areas
- Maintain international character
- Retain viable small local businesses
- Provide environmentally sustainable transit oriented development
- Create an effective & efficient multi-modal transportation system
- Preserve & protect unique environmental features

Other project areas include Main Street Takoma, Neighborhood Preservation

## V. PROGRESS MEASURES

**(2) And, list the specific benchmarks that will be used to measure progress toward these outcomes. (Answer Space 4,000 characters)**

### East County Region

#### East County Science Center

- Amend Master Plan of Highways to include Bus Rapid Transit (Aug 2012)
- Complete Small Area Plan (Apr 2013)
- Enact Comprehensive rezoning to implement plan (Nov 2013)
- Redevelopment of Site II as an economic engine for bio/life sciences, education and research.

### Mid County Region

#### Wheaton CBD-

- Finalization of General Development Agreement (Aug 2012)
- Work with current small business (throughout project)
- Interim Bus Plan (Mar 2012)
- Finalization of WAMATA Agreement
- Design Metro Platform Dec 2014
- Construct Interim Bus Bays (Dec 2014)
- Building Design 30% (2015)
- Construction metro platform (Jan 2016)
- Design, Construct two levels of WAMATA deck (Dec 2016)
- Expand Small Business Reserve Program increasing number of participants; value of contracts awarded and percent increase in both categories, and widen opportunities to expand program to other agencies.

### Bethesda Chevy Chase Region

#### White Flint

- Create 3,000 dwelling units and 2 million square feet nonresidential development.
- Design for the construction of the realignment of Executive Boulevard, Georgetown Road and Market Street
- Construction of the realignment of Executive Boulevard, Georgetown Road and Market Street.
- Fund streetscape improvements within one quarter mile of the Metro station.(Summer 2013)

### Up County Region

#### Life Sciences Center

- Issue solicitation for development partner for the PSTA site (2011)
- Select finalist and negotiate development agreement for the PSTA site (2012)
- Begin construction of the new PSTA at Webb tract (2013)
- Delivery of the existing PSTA to development partner (2015)
- Begin construction of new LSC West District with 2,000 housing units and CCT station

### Silver Spring Region

#### Silver Spring

- Transit Center under construction
- Transit Center (Spring 2012)
- Library Construction (Jun 2012)
- Library Completion (Sep2014)
- Relocation of 3rd District Police Station, site to be redeveloped.

### Municipalities

#### Gaithersburg

- Construct 900 multi-family residential units within ten minute walk of Olde Towne MARC station (2012- 2013)
- Develop Economic Development program website including commercial properties database (2012)
- Initiate branding, marketing, and targeted advertising initiatives (2012).
- Redevelop 63-acre parcel of Montgomery County Agricultural Fair Grounds (2015)
- Enact Form Based Code/ Design Standards for MD Route 355 commercial corridor (2012)
- Achieve Sustainable MD Certification (2012)

#### Rockville Town Center, Rockville Metro and Twinbrook Metro Stations.

- Adopt Rockville Pike Plan. 2012/3

- Revise Comprehensive Master Plan. 2014
- Complete planned water main replacement program as scheduled. 2015
- Attain Sustainable Maryland Certification (MML) 2012
- Update Green Building Ordinance. 2013
- Complete Rock Creek and Watts Branch Watershed Assessments. 2014
- Become part of Heritage Montgomery. 2013

Takoma Park/Prince George's County New Hampshire Avenue Corridor

Bi-County Takoma/Langley/Crossroads

- Adoption of the Takoma Langley Sector Plan (Dec 2012)
- Implementation of Commercial Facade Easement Program (Spring 2012)
- Construction of Takoma Langley Transit Station (Dec 2015)
- Completion of New Hampshire Avenue Streetscape Standards (July 2012)
- Construction of Ethan Allen Streetscape improvements (Dec 2014)
- Adoption of new, higher density mix-use zoning district (December 2013)

**REPLACE THIS PAGE WITH**  
**LOCAL GOVERNMENT SUPPORT**  
**RESOLUTIONS**

**SUSTAINABLE COMMUNITY APPLICATION  
DISCLOSURE AUTHORIZATION AND CERTIFICATION**

The undersigned authorizes the Department of Housing and Community Development (the “Department”) to make such inquiries as necessary, including, but not limited to, credit inquiries, in order to verify the accuracy of the statements made by the applicant and to determine the creditworthiness of the applicant.

In accordance with Executive Order 01.01.1983.18, the Department advises you that certain personal information is necessary to determine your eligibility for financial assistance. Availability of this information for public inspection is governed by Maryland’s Access to Public Records Act, State Government Article, Section 10-611 et seq. of the Annotated Code of Maryland (the “Act”). This information will be disclosed to appropriate staff of the Department or to public officials for purposes directly connected with administration of this financial assistance program for which its use is intended. Such information may be shared with State, federal or local government agencies, which have a financial role in the project. You have the right to inspect, amend, or correct personal records in accordance with the Act.

The Department intends to make available to the public certain information regarding projects recommended for funding in the Sustainable Community Plan. The information available to the public will include the information in this application, as may be supplemented or amended. This information may be confidential under the Act. If you consider this information confidential and do not want it made available to the public, please indicate that in writing and attach the same to this application.

You agree that not attaching an objection constitutes your consent to the information being made available to the public and a waiver of any rights you may have regarding this information under the Act.

**I have read and understand the above paragraph. Applicant’s Initials:** \_\_\_\_\_

Anyone who knowingly makes, or causes to be made, any false statement or report relative to this financial assistance application, for the purposes of influencing the action of the Department on such application, is subject to immediate cancellation of financial assistance and other penalties authorized by law.

The undersigned hereby certifies that the Sustainable Communities Plan or Project(s) proposed in this Application can be accomplished and further certifies that the information set herein and in any attachment in support hereof is true, correct, and complete to the best of his/her knowledge and belief.

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Print Name and Title

\_\_\_\_\_  
Date